

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

August 18, 2004

Ms. Diane Heinze
Port of Oakland
530 Water St.
P.O. Box 2064
Oakland, CA 94604-2064

Dear Ms. Heinze:

Subject: TOXICS Case RO0002461, Seabreeze Yacht Center, 280 6th St., Oakland,
CA, 94606

Our records indicate that the current balance on the above-referenced TOXICS oversight account is -\$3205.10. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$5700.00. Please send your check to the attention of our Finance Department.

This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$160.00 per hour.

Please write "TOXICS" (the type of project), the site address and the AR# 0306019 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,

Arju Levi
Division Chief

cc: D. Drogos, B. Chan

Chan, Barney, Env. Health

From: Douglas Herman [dherman@portoakland.com]
Sent: Friday, March 21, 2003 9:12 AM
To: bchan@co.alameda.ca.us; BG@rb2.swrcb.ca.gov
Cc: melba@gaiainc.com; susanne@gaiainc.com; Jeff Jones; Lawrence Dirksen; Roberta Schoenholz
Subject: Seabreeze Tunnel Sealing

Betty:

As you know, as part of the tunnel sealing project at Seabreeze we were required to pump groundwater out of the tunnel excavation to allow for the placement of forms and concrete in the tunnel (the seal). To address the large volume of water the contractor placed three baker tanks to collect water, a weir tank to collect sediments, a filter pack to reduce TSS, and two charcoal filter tanks to eliminate TPH as D, MO and Bunker C.

Samples of the water entering the tank and exiting the tank were collected and analyzed for TPH- D, MO and Bunker C, and CAM 17 Metals. The results were compared to Table 3-4 of the 1995 State of California San Francisco Bay Basin Plan -Water Quality Objectives for Toxic Pollutants... The results of the analysis found all samples exiting the tanks to be non-detect for all constituents. As we indicated in our meeting last week the water is being discharged to Clinton Basin with the end of the hose in the water. The results from all sampling events will be provided in the final tunnel sealing report, and will be available for review on-site. The storm water pollution prevention plan and shoreline maintenance permit are also available on site, and at the Port EH&SC Department.

We also indicated in our meeting last week that samples would be collected each day. However, because the tanks were full and work can only be performed during low tide, samples will only be collected when water is pumped out of the excavation and before discharging to the Bay. We anticipate samples will be collected three more times before both tunnels are sealed.

I will be on vacation from this afternoon until April 1, 2003. If you have any questions or concerns regarding this project , please contact Jeff Jones at 627-1360 or 773-9988.

Thank you,
dph

3/21/2003

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



February 27, 2003

Mr. Douglas Herman
Port of Oakland
530 Water St.
Oakland CA 94604-2064

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Dear Mr. Herman:

Subject: Soil and Groundwater Sampling Plan and Closure Plan Intake and Discharge Tunnels,
Former Seabreeze Yacht Center, 280 Sixth Ave., Oakland CA 94606

Alameda County Environmental Health Staff has reviewed the case file for the subject site including the July 2001 referenced sampling and tunnel closure plan. Our staff has also consulted with staff of the SFRWQCB. Based upon prior soil and groundwater sampling results and the stated intended future commercial/industrial use for this site, our office approves of this work plan with the following technical comments below.

Technical Comments

1. Four soil borings will be installed at each excavation. These borings should also be advanced during anticipated low tide. Vadose zone as well as exposed saturated soil samples should be collected for discrete sampling and analysis. The discrete soil samples exceeding the proposed RBSL for TPH residual, should be considered for disposal. Soils from different areas or stratigraphic units should not be analyzed as a composite. Our office understands that the borings are to be advanced using hand augers. Two grab groundwater samples will be collected from the four borings around each end of the tunnel. These samples will be filtered and treated with silica gel prior to analysis. For the sake of adequate site characterization, the two water samples shall be collected on opposite sides of the tunnel.
2. The cited RBSLs are acceptable based upon site specific conditions and are consistent with current site usage. Adequate groundwater sampling has been performed which indicates groundwater is not being impacted by the TPH release.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

✓ C: B. Chan, files

Ms. B. Graham, SFRWQCB

Ms. Y. Nordhav, Baseline Environmental, 5900 Hollis St., Suite D, Emeryville, CA 94608

Seabreeze tunnel cl ap

Mail Instructions

Date: 2/27/03

To: Earlene

From: Barney

Please prepare the attached document(s) for mailing:

Case No: RO [REDACTED]	
<input type="checkbox"/>	NOR
<input checked="" type="checkbox"/>	Letter
<input type="checkbox"/>	Case Closure
<input type="checkbox"/>	Other:

Additional Instructions:

1. Make all copies as exact duplicates of original.
2. Prepare all copies, cc's, enclosures, green copy, etc., and corresponding envelopes and return to me. Do not mail

Attachments:

<input type="checkbox"/>	Total number of copies of attachments needed (1 set per entry to copy list)
<input type="checkbox"/>	Attachments include originals that are double sided, book style
<input type="checkbox"/>	Attachments include legal size (8.5X14)
<input type="checkbox"/>	Attachments include map size (11X17)

Other:

<input checked="" type="checkbox"/>	Needed Completion Date: <u>ASAP</u>
<input type="checkbox"/>	Prepare Certified Mailer with return receipt

Alameda County

Completion Confirmation:

FEB 28 2003

Date Returned to Caseworker:

Environmental Health

Caseworker Mailing Date:

EN SF RWOCB
IN BROWN
ENVELOP

Chan, Barney, Env. Health**To:** Betty Graham (E-mail)**Subject:** Seabreeze Tunnel Closure Work Plan (280 6th Ave, Oakland)

Betty: I recently got a voice mail from Doug Herman of the Port requesting approval to sample the soil borings from the Seabreeze tunnel closure using a hand auger instead of the proposed geoprobe method. This caused me to review the status of our oversight. (I may be wrong, but I believe our correspondences are as follows:)

1. May 18, 2000 letter from County (with your help) requesting closure plan for tunnels, sampling plan, RMP, H&S Plan, Soil and GW Management Plan and closure of wells.
2. Review of the April 19, 2001 Project Manual and Plan Drawings and Soil and Groundwater Sampling Plan & Closure Plan, Intake and Discharge Tunnel, Baseline responding to the May 18th letter.
3. June 25, 2001 memo to D. Herman Approving w/conditions of the closure plan. I think you had a large part in writing this memo. It had three points, re sampling plan/analytical procedures, screening criteria for soil to be left in place or re-used and specify the regulatory requirements for handling, transport and disposal of contaminated materials.
4. July 2001, Soil and Groundwater Sampling Plan and Closure Plan Intake and Discharge Tunnels, Baseline, responding to the June 25, 2001 memo.

I don't think we ever responded to the Port's July 2001 report. I just looked it over after finding it in the Draft Oct. 17, 2001 Seabreeze Marina Tunnel Sealing and Wetland Enhancement Project prepared by the Port.

In regards to point 1 of the June 25, 2001 memo, the Port concurs with the sampling recommendations ie discrete samples to be save and sampled as necessary. They also clarify that the gw samples will be filtered in the lab prior to analysis of metals, gw samples for TPH analysis will be filtered in addition to being treated with silica gel. They clarify that the samples will be spiked before sample preparation.

In regards to point 2, the Port identified TPH (d, mo, bunker C), lead and copper as the most likely COCs in soil. They refer to the Water Board RBSLs in Roger's 2000 document, commercial/industrial scenario. They recommend the RBSLs as follows:

TPH (d,mo,bunker c) 11,000 ppm

Lead 750 ppm

Copper 15,000 ppm

I don't see how they cite these levels. What do you think? These are RBSLs that neglect eco risk (because the wells don't show anything) and gw leaching (for the same reason).

In regards to point 3, they didn't address it.

They want to do the tunnel closure in March. Should we issue a comment letter to the July 01 report? Thanks for your input.

Barney M. Chan
Hazardous Materials Specialist
Alameda County Environmental Health
510-567-6765

• Isn't RBSL & soil reuse # different?

How should ^{they} evaluate TPH in soil samples?

- excavate all soil to < RBSL
- evaluate if 95% of composite samples exceed RBSL.
- be allowed to reuse spoils < RBSL.
- should composite be < 1/4 RBSL (for 4+ composite?)
- Should ^{2/13/2003} discrete samples be analyzed if composite > 1/4 RBSL?

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FAX (510) 337-9335

RO 2461 (SL)

November 27, 2002

Mr. Doug Herman
Port of Oakland
P.O. Box 2064
Oakland, CA 94604

Dear Mr. Herman:

Subject: SLIC Site CO0000124, Request to Abandon Monitoring Wells at Former Seabreeze
Yacht Center, 280 6th Ave., Oakland, CA 94606

Alameda County Environmental Health has reviewed your request to destroy wells PW-1 through PW-4 and MW-SB-1 at the above referenced site. With the concurrence of the SFRWQCB, our offices approves of your request. However, please be aware that site closure will be dependent and consistent with future site use, unless a deed restriction is recorded.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
B. Graham, SFRWQCB

Wellcl280 6th Ave

Chan, Barney, Env. Health

From: Betty Graham [BG@rb2.swrcb.ca.gov]
Sent: Tuesday, November 26, 2002 5:07 PM
To: BChan@co.alameda.ca.us
Subject: Re: Seabreeze Yacht Center, 280 6th Ave., Oakland 94606

Since the wells are not part of the monitoring program, I concur with closure.

Relative to site closure, there is a new wrinkle to be considered. Its my understanding that Doug is negotiating with Signature Properties for development of Ninth Avenue Terminal north to Oak Street. As a result SEabreeze will get folded in to the Ninth Ave. Terminal development and any corrective action plan. My inclination is that closure of Seabreeze upon sealing of the tunnels is premature since the future uses of the property aren't known.

>>> "Chan, Barney, Env. Health" <BChan@co.alameda.ca.us> 11/26/02 02:11PM >>>

Betty:

I wanted to get your concurrence on Doug Herman's request to close five wells (PW-1 through PW-4 and MW-SB1) located at the former Seabreeze site. These wells are not included in the current monitoring program and in the case of PW-4, located within the proposed grading area for the tidal channel. As you recall, the site has gotten Water Board approval to proceed with the Clinton Basin Wetland Restoration Project. Also, Doug stated that once the sealing of the intake and outlet tunnels is complete, he will be requesting site closure. Is this your understanding? They are not currently monitoring any wells. Unfortunately, we have "misplaced" the files for this project and I can't look at the historic monitoring or even a site map. Do you have any of the Seabreeze reports showing all the wells? Thanks for your help.

Barney M. Chan
Hazardous Materials Specialist
Alameda County Environmental Health
510-567-6765

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PORT OF OAKLAND

MAY 08 2002

May 6, 2002

NOTICE OF ITEM RE-SCHEDULING

BOARD OF PORT COMMISSIONERS MEETING

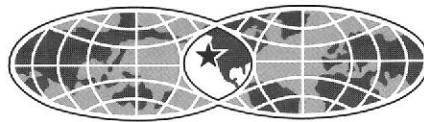
Seabreeze Marina Tunnel Sealing and Wetland Enhancement Project Seabreeze Marina/Clinton Basin

A Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration for the above project was mailed October 19, 2001. The project proponent is the Port of Oakland, 530 Water Street, Oakland, California 94607. The Lead Agency is also the Port of Oakland.

Per the NOI, action on the Initial Study and Mitigated Negative Declaration for the above project was scheduled to be taken by the Board of Port Commissioners, Port of Oakland, on December 18, 2001, at 530 Water Street, Oakland, California. The item was cancelled for this date, and a notice was mailed to interested parties on December 14, 2001 stating that the item would be re-scheduled at a later date.

This notice is to inform you that this item has been re-scheduled and will be heard at the Board of Port Commissioners meeting on May 21, 2002.

If you have any questions, please contact Christy Herron, Port of Oakland Environmental Planning Department, 530 Water St., Oakland, CA 94607; (510) 627-1149.



PORT OF OAKLAND

APR 11 2002

April 9, 2002

Mr. Barney Chan
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

**Subject: Request to Abandon Monitoring Wells PW -1 through PW-4, and MW-SB-1,
Former Seabreeze Yacht Center, Oakland**

Dear Mr. Chan:

The purpose of this letter is to request the abandonment of monitoring wells PW-1 through PW-4 and MW-SB1 located at the former Seabreeze Yacht Center, Oakland (site). As you are aware, future site plans include the construction of a tidal channel in the southern portion of the site to restore wetland habitat (Clinton Basin Wetland Restoration Project). Monitoring well PW-4 is currently located within the proposed grading area for the tidal channel. Therefore, the well will need to be removed to adequately construct the channel area. We also request that wells PW-1 through PW-3 and MW-SB1 also be removed since none of these wells are included in the network of wells that are monitored annually; the wells currently included in the monitoring network are MW-SB2 through MW-SB5.

Upon your approval, each well will be abandoned in accordance with the destruction requirements for shallow wells specified in a drilling permit to be obtained from the Alameda County Public Works Agency Water Resources Section. Prior to abandonment, the water levels and total well depths would be measured. The well casings would be pressure grouted and filled to approximately two feet below ground surface. The remaining section of casing would then be removed and the depression would be filled with cement and concrete to the ground surface. Concrete cuttings generated from well abandonment activities would be disposed of in accordance with local, State, and Federal requirements.

Please do not hesitate to contact me at (510) 627-1184 if you have any questions concerning this request or require further information.

Sincerely,

Douglas P. Herman
Associate Port Environmental Scientist

Cc: Rhodora del Rosario, Baseline
Jorgen Blomberg, PWA

c:\mydocs\projects\seabreeze\request for well abandonment 4-9-02



(SLIC)
R02461

PORT OF OAKLAND

October 19, 2001

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Seabreeze Marina Tunnel Sealing and Wetland Enhancement Project Seabreeze Marina/Clinton Basin

Notice is hereby given that a proposed Initial Study and Mitigated Negative Declaration on the subject project is available for public review. The project proponent is the Port of Oakland, 530 Water Street, Oakland, California 94607. The Lead Agency is also the Port of Oakland.

Project Description and Location. The Seabreeze Marina Tunnel Sealing and Wetland Enhancement Project (project) involves a combination of habitat enhancement and site remediation elements which will take place at the project site within approximately the same time frame. The project site is located at the Seabreeze Marina (also known as Clinton Basin), at the west end of Sixth Avenue, between the Embarcadero and the Oakland Estuary. The site is approximately 7 acres in size.

The Port proposes to remediate and close two remnant, underground tunnels that previously transported cooling water to and from a former power plant at the project site. The two tunnels extend from the northern portion of the site to the southwest and northwest shoreline areas, respectively. Tunnel remediation would include the excavation of some contaminated material inside the tunnels, and the sealing of the tunnels approximately 50 feet from the shoreline to prevent the potential for the discharge of contaminants contained in the tunnels to surface waters.

In addition, the Port is proposing a plan for habitat restoration and wetland enhancement at the project site, along the beach on the southwest side of the site. The proposed habitat restoration and wetland enhancement constitutes the Supplemental Environmental Project agreed upon by the Port in their Settlement Agreement with the San Francisco Bay Regional Water Quality Control Board and BayKeeper. (This Settlement Agreement is in relation to Amended Complaint Number 00-040 for Administrative Civil Liability against the Port in August 2000 for activities conducted at the Seabreeze Marina site involving the removal of a vessel, the Moby Dick, the preceding spring.) The Port has developed the SEP with input from the State Coastal Conservancy, Golden Gate Audubon Society and the local community. Wetland enhancement activities would include the creation of a tidal channel, the creation of a tidal marsh and the enhancement of roosting areas for shore and water birds.

Potentially significant environmental impacts of the project during and after construction may affect air quality, sensitive habitat, erosion and sedimentation and hazardous substances. Mitigation measures have been defined to reduce identified potentially significant impacts to less-than-significant levels. No operational impacts from the proposed project are anticipated.

Site Status Per California Government Code Section 65962.5: The project site is an active remediation site. Per CEQA Guidelines Section 15300.2, a categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; active remediation sites under the oversight of the Alameda County Department of Environmental Health, such as the project site, are included on the list referenced in this section. An initial study which assesses the potential environmental impacts of the project is required for the proposed project.

The proposed document has been prepared pursuant to the California Environmental Quality Act and the Port of Oakland's Guidelines for the Implementation of the California Environmental Quality Act. All persons interested in reviewing the Initial Study and proposed Mitigated Negative Declaration, in receiving a copy of the environmental documents, or in reviewing the materials referenced by the subject document are invited to contact the Port of Oakland, Environmental Planning Department, 530 Water St., Oakland, CA 94607, (510) 627-1575.

Deadline: Comments must be received in writing by the end of the 30-day review period, which begins **Monday, October 22, 2001**, and ends **Tuesday, November 20, 2001 at 5:00 PM**. Submit comments to the Port of Oakland, Environmental Planning Department, attn: Christy Herron, 530 Water St., Oakland, CA 94607. Action on the Initial Study and Mitigated Negative Declaration will be taken by the Board of Port Commissioners, Port of Oakland, on December 18, 2001, at 530 Water Street, Oakland, California.

June 25, 2001

emailed to D Herman (6/25/01) Be.

Letter to Doug Herman

RE: Seabreeze Yacht Center, Comments on the Report "Project Manual and Plan Drawings and Soil and Groundwater Sampling Plan and Closure Plan, Intake and Discharge Tunnels, Former Seabreeze Yacht Center, Oakland" April 19, 2001

Approved:

Approved w/conditions: X
Revise and Resubmit

Rejected:

Upon review and discussion of this office and that of the SFRWQCB, I request that you revise and resubmit the subject report in accordance with the following comments.

- 1) The sampling plan proposes that four soil borings to the depth of the tunnel invert be completed for each excavation and that up to four samples per boring be composited for laboratory analysis. In addition, two grab groundwater samples per excavation would be collected. This sampling design is acceptable, provided that discrete soil samples from each boring are retained for further analysis, if needed. Obviously contaminated borings should be analyzed discretely.

In addition, please clarify the analytical procedures to be used for the groundwater samples. Will the metals samples be filtered in the field or in the lab? Will the TPH samples be filtered in addition to being treated with silica gel? Please insure that the method spike samples receive the same sample preparation as the field samples and are spiked **before** sample preparation? ✓

- 2) For each chemical of concern set screening criteria that express allowable threshold concentrations for materials to be left in place or to be reused on-site. Include a table that lists each chemical of concern, its representative site concentrations, in soil and groundwater, and its respective screening criteria.

The calculated 95% UCLs presented in the subject report are not acceptable as screening criteria. The RBSLs may be used, provided they are not cited as a primary reference.

- 3) Specify the applicable regulatory requirements for characterization, handling, transport, and disposal of contaminated materials. As written, it is not clear what regulatory requirements are anticipated or who is responsible for compliance.

June 20, 2001

Comments from B Graham

Letter to Doug Herman

RE: Seabreeze Yacht Center, Comments on the Report "Project Manual and Plan Drawings and Soil and Groundwater Sampling Plan and Closure Plan, Intake and Discharge Tunnels, Former Seabreeze Yacht Center, Oakland" April 19, 2001

Approved:

Approved w/conditions: X
Revise and Resubmit

Rejected:

Upon review and discussion of this office and that of the SFRWQCB, I request that you revise and resubmit the subject report in accordance with the following comments.

- 1) The sampling plan proposes that four soil borings to the depth of the tunnel invert be completed for each excavation and that up to four samples per boring be composited for laboratory analysis. In addition, two grab groundwater samples per excavation would be collected. This sampling design is acceptable, provided that discrete soil samples from each boring are retained for further analysis, if needed. **(Barney: I got to thinking that the concentrations may not vary much over the 5 or 6 foot depth of each boring. I would allow analysis of composited samples but this is your call.)**

In addition, please clarify the analytical procedures to be used for the groundwater samples. Will the metals samples be filtered in the field or in the lab? Will the TPH samples be filtered? Will the method spike samples receive the same sample preparation as the field samples and are they spiked before sample preparation?

- 2) For each chemical of concern set screening criteria that express allowable threshold concentrations for materials to be left in place or to be reused on-site. Include a table that lists each chemical of concern, its representative site concentrations, in soil and groundwater, and its respective screening criteria.

The calculated 95% UCLs presented in the subject report are not acceptable as screening criteria. The RBSLs may be used, provided they are not cited as a primary reference.

- 3) Specify the applicable regulatory requirements for characterization, handling, transport, and disposal of contaminated materials. As written, it is not clear what regulatory requirements are anticipated or who is responsible for compliance.

Chan, Barney, Env. Health

From: Betty Graham [SMTP:BG@rb2.swrcb.ca.gov]
Sent: Monday, June 18, 2001 1:58 PM
To: bchan@co.alameda.ca.us
Subject: Seabreeze

I have reviewed the Sampling and Closure Plan. I recommend that you reject the report or approve with conditions.

I think the report is inadequate. It fails to propose cleanup objectives or to propose an adequate sampling and monitoring program.

- 1) I find there discussion of 95% UCL confusing and irrelevant. Although it may be appropriate to calculate site wide averages for risk assessment purposes, it is not appropriate to use those calculated values as clean up objectives.
- 2) The report is not clear in terms of what sampling will actually occur or when the soil borings will be completed.

Lastly, is the prosed tunnel sealing considered an interim or a final remediation?

In response to your questions.

- 1) Use of a 10:1 attenuation factor is acceptable and consistent with Board practice. ✓
- 2) Reference RBSLs can be taken from appendix B, surface soils, not a potential drinking water source; Table F-2, groundwater screening levels; Table F-4a, surface water criteria Table F-4b California Toxics Rule, Table 4c, USEPA surface water criteria and Table F-4d, Standards for bioaccumulation. ✓
- 3) I agree that the Port should set clean-up objectives for soil and groundwater. ie. samples collected from the sidewall or bottom of any excavation should evidence concentrations less than the cleanup objectives. Our typical standards for soil are 1000 mg/kg TPHd but we have relaxed that to 5000 mg/kg for the heavier, low mobility fuel residual oils particularly where access or exposure constraints make removal impractical or not cost-effective. I would start with a 1000 mg/kg objective that could be relaxed to 5000 to fit what is actually encountered.

For groundwater, the argument for a standard of 640 ug/l would be proximity to the Bay; the argument for a relaxed standard of 6,400 ug/l would be the tight soils and lack of continuity between Bay water and groundwater. Visual evidence of contamination is always a good screening tool but I prefer that soil removal be based on actual concentrations encountered.

- 4) I agree.
- 5) Reuse could be allowed if concentrations were below RBSL's without the 10:1 attenuation factor.

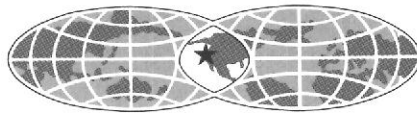
5/30/01 email

To: Betty Graham, SFRWQCB
From: Barney Chan, ACEH
Re: Comments on the Soil and Groundwater Sampling Plan and Closure Plan Intake and Discharge Tunnels for Former Seabreeze Yacht Center

Dear Betty:

This letter attempts to summarize our discussion regarding the above referenced Baseline work plan prepared for the Port of Oakland regarding the closure and sampling of the intake and discharge tunnels at the former Seabreeze Yacht Center. Please give me your comments, so we can respond to this work plan and the Port can schedule the work.
Thanks.

- The DAF of 10 proposed by Baseline for groundwater RBSLs is acceptable.
- Acceptable RBSLs are those in the SFRWQCB Interim Final document, however, the work plan references Appendix C of this document (page 7). Shouldn't this actually be Table F-2 of the document?
- Sampling from the tunnel excavation area is proposed for soil and groundwater to assure that concentrations are comparable to the other areas at the site. This implies that if the concentrations are not the same, something additional might be done. Four borings with up to four samples will be collected from the excavation area down to the bottom of the tunnel. We discussed whether compositing was acceptable or whether discrete sampling would be better to define the hottest areas. They propose to remove the visually contaminated soil, however, shouldn't they base soil removal on actual concentrations of TPH?, if so, is 5000ppm TEPH a reasonable clean-up level in soil? Oily water and free product will be removed. Again, should we analyze groundwater to determine if additional groundwater should be removed? Is 6.4 mg/l (10x the SFRWQCB RBSL) a reasonable cleanup number?
- The testing of the soil will be done after the extract is passed through a silica gel cleanup step, while the groundwater sample may be filtered and passed through a silica gel cleanup step. We need clarification on the sample preparation of the water sample. I stressed the need to have good recovery QC data if these preparatory methods are used.
- The reuse of excavated soil should be clarified to state an acceptable concentration of TEPH. You stated that backfill concentrations should be held to a higher standard than that which should be removed.



PORT OF OAKLAND

August 9, 2000

Mr. Barney M. Chan, Hazardous Materials Specialist
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

SLIC
#236

Subject: Responses to Additional Requirements for Seabreeze Yacht Center, 280 6th Avenue, Oakland, California - SLIC #236

Dear Mr. Chan:

We are in receipt of your letter dated May 18, 2000 regarding the August 1999, Phase One Tunnel Remediation and Phase Two Work Plan for the intake and discharge tunnels at the Seabreeze Yacht Center (site). Your letter indicates that the County approved the proposed tunnel remediation conceptual approach of sealing the tunnels near the shoreline without further investigation and leaving accumulated debris, sediment, and oil material potentially in the tunnels. However, you requested the proposed method of sealing the tunnels (placing concrete over rip-rap) be elaborated upon in a closure plan to describe the steps to be taken to assure the adequacy of the seal. In addition, the following requirements were requested in the letter:

- Prepare a Sampling Plan to collect additional soil and groundwater samples along the intake and discharge tunnels to complete site characterization;
- Provide evidence of filing a Deed Restriction or Risk Management Plan after the completion of site remediation;
- Prepare a Health and Safety Plan for future maintenance or construction workers prior to any future site development;
- Prepare a Soil and Groundwater Management Plan prior to any future site development; and
- Properly close all on-site monitoring wells and provide proof of aforementioned requirements prior to requesting site closure.

A discussion of the Port's approach to address the County's requirements is provided below.

Closure Plan

The Port is currently preparing plans and specifications to seal the intake and discharge tunnels near the shoreline. The closure plan, which will include the plans and specifications, will be a modification of the August 1999 Phase One Tunnel Remediation and Phase Two Work Plan. The Closure Plan will address the method(s) to be implemented to seal the tunnels and steps to assure the adequacy of the seal.

Following completion, the plans and specifications will be submitted to the County for review and approval. The Port will then proceed with preparation of appropriate bid documents to solicit bids for the remediation.

00 AUG 14 1999
PROCESSED
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Mr. Barney M. Chan

August 9, 2000

Page 2

Sampling Plan

The Port has conducted several comprehensive soil and groundwater investigations at the site from 1990 through 1996 and are continuing to perform annual groundwater monitoring at the site. These past efforts have fully characterized the site and contaminants of concern. The past investigations identified petroleum-containing sediments and oily water with oily sheen within the tunnels and petroleum-containing soils above the tunnels. The potential for petroleum-containing sediments within the tunnel to transport to the Clinton Basin would be eliminated once the tunnels are sealed. In addition, past groundwater monitoring events at the site have not identified contaminants of concern in the groundwater discharging into Clinton Basin that could affect ecological receptors.

To address the County's request for additional soil and groundwater samples along the tunnels, grab soil and groundwater samples will be collected in the excavations prior to sealing the tunnels. The samples will be analyzed for contaminants of concern (petroleum hydrocarbons and polynuclear aromatic hydrocarbons) to evaluate the soil condition adjacent to the tunnels. A sampling plan for the soil and groundwater sampling efforts will be included with the closure plan, discussed above, and submitted to the County for review and approval prior to implementation.

- Do not have Gw into along intake portion of tunnel/site. (Add this to wp)

Deed Restriction or Risk Management Plan

Following completion of site remediation and prior to site development, the Port will prepare a Risk Management Plan (RMP). The RMP will identify soil and groundwater management procedures that will be followed during site development, and long term maintenance. The RMP will be submitted to the County for review and comment.

The Port could also file a deed restriction for the site that follows a format amenable to the County.

Health and Safety Plan for Future Maintenance or Construction Workers Prior to any Future Site Development

A site-specific Health and Safety Plan will be prepared following completion of site remediation and prior to the commencement of future site development. The Health and Safety Plan will be part of the requirements in the contractor bid documents for site development. The plan will address the health and safety of future maintenance and construction workers at the site. The plan will be required to meet the requirements of Title 8, California Code of Regulations, Section 5192(b)(4).

Soil and Groundwater Management Plan Prior to any Future Site Development

Soil and groundwater management procedures will be part of the Risk Management Plan for the site and will be prepared following completion of site remediation and prior to the commencement of future site development. The RMP will address proper on-site soil and groundwater management during site development and operation to protect human and ecological receptors.

Mr. Barney M. Chan

August 9, 2000

Page 3

On-site Monitoring Well Closure Prior to Requesting Site Closure

All on-site monitoring wells will be abandoned in accordance with the Alameda County Public Works Agency, Water Resources Section prior to requesting site closure from the County. Proof of the additional County requirements described above would also be submitted to the County prior to requesting site closure.

Should you have any questions or need further information, please do not hesitate to contact me at (510) 627-1184.

Sincerely,



Douglas P. Herman

Associate Port Environmental Scientist

Cc: Joyce Washington, Port of Oakland
Anne Henny, Port of Oakland
Betty Graham, RWQCB
Yane Nordhav, Baseline

C:\win\mydocs\projects\seabreeze\response to workplan comments

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

May 18, 2000

SLIC # 236

Mr. Douglas Herman
Port of Oakland
530 Water St.
Oakland CA 94604-2064

**Re: Tunnel Remediation Work Plan for Seabreeze Yacht Center, 280 Sixth Ave., Oakland
CA 94606**

Dear Mr. Herman:

Our office has received and reviewed the April 15, 1999 **Transmittal of Requested Information** prepared for you by Baseline Environmental Consulting for the above referenced site including the proposed tunnel remediation work plan and the August 1999 **Phase One Tunnel Remediation Investigation and Phase Two Work Plan Intake and Discharge Tunnels**. I have discussed the findings and the proposal with the San Francisco Regional Water Quality Control Board (SFRWQCB).

Investigations at this site have been on-going since 1990. These investigations have identified historic uses of the site, characterized contamination of shallow soils and groundwater, and evaluated human health risks.

Remedial actions to date have included the removal and excavation of hydrocarbon contaminated soils from within the vicinity of the former above ground heating fuel storage container. The fuel was used to fuel the boilers, which generated steam to power the turbines of the former power plant.

By letter dated March 3, 1999, ACDEH requested submittal of a work plan for the remediation of the intake and discharge cooling water tunnels for the former power station. The April 15, 1999 Tunnel Remediation Work Plan met this requirement. It proposed using a video camera and hydro-system locator unit to investigate the condition, contents, dimensions and endpoint locations of the intake and discharge tunnels. However, the August 1999 Phase One Tunnel Remediation Investigation report stated that the video camera could not be used due to potential interference with embedded rebar. It proposes, as an alternative, that the intake and discharge tunnels be sealed near the shoreline without further investigation and that accumulated debris, sediment and oily material be left in place within the tunnels. This conceptual approach is approved, however, the proposed method of placing concrete over rip rap is not considered sufficient. This method would leave voids, thus defeating the main objective of the remedial action. Therefore, please adhere to the following additional requirements:

Mr. Douglas Herman
SLIC # 236
Seabreeze Yacht Center, 280 Sixth Ave., Oakland
May 18, 2000
Page 2.

- Port shall provide a closure plan, which prescribes the methods to be used to seal the tunnels and the steps to be taken to assure the adequacy of the seal (absence of voids and assure long-term stability and integrity). This plan must be approved prior to starting the project.
- Port will provide a sampling plan to take additional soil and groundwater samples along the intake and discharge tunnels to complete site characterization. Groundwater samples should be filtered and passed through silica gel prior to chemical analysis. Your sampling plan must also be approved prior starting the project.
- After the completion of the remediation, the Port shall provide evidence of filing a deed restriction or Risk Management Plan (RMP), which limits the future land use of the site, prohibits the use of groundwater beneath the site and requires either an impervious cap or a clean soil covering over areas of known shallow soil contamination.
- Port shall prepare a health and safety plan for future maintenance or construction workers prior to any future site development.
- Port shall prepare a Soil and Groundwater Management Plan prior to any future site development.
- Port must properly close all on-site monitoring wells and provide proof of the aforementioned requirements prior to requesting site closure.

You may contact Ms. Betty Graham at (510) 622-2358 or myself at (510) 567-6765 or, if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

✓ C: files, B. Chan

Ms. Betty Graham, RWQCB

Ms. Y. Nordhav, Baseline Environmental Consulting, 5900 Hollis St., Suite D, Emeryville,
CA, 94608

SeabreezeWP

Chan, Barney, Public Health, EHS

From: Betty Graham [SMTP:BG@rb2.swrcb.ca.gov]

Sent: Tuesday, April 11, 2000 10:08 AM

To: bchan@co.alameda.ca.us

Subject: Seabreeze

When I e-mailed yesterday, I forgot to mention cleanup std.

The SFO Order uses 518 ppm in soil for TPHd and 640 ppb in groundwater

I don't think Seabreeze would meet those stds. However, we have a draft document, with a less restrictive screening level of 5000 ppm in soil for the heavier fractions such as bunker C.

The Catellas order sets std of 1000 (or 520 depending on location) ppm TPHd in soil

Hope this helps

aerobic PCE → daughter prod
anaerobic PCE →

Chan, Barney, Public Health, EHS

From: Betty Graham [SMTP:BG@rb2.swrcb.ca.gov]
Sent: Monday, April 10, 2000 11:53 AM
To: BChan@co.alameda.ca.us
Subject: Re: Seabreeze Yacht Center, 280 Sixth Ave. Oakland 94606

I have completed my review of the Port's Plan to seal the intake and discharge tunnel and your draft comments.

As we have discussed, the plan to seal the tunnels at the shoreline is acceptable subject to conditions.

per your previous comments

1) Port shall provide a closure plan which prescribes the methods to be used to seal the tunnels and the steps to be taken to assure the adequacy of the seal (absence of voids and long-term stability/integrity)

2) Port shall deed restrict the property to limit future land uses, prohibit use of groundwater, and require impervious cover such as asphalt or placement of a layer of clean soil above any contaminated soils.

3) Port shall prepare a future maintenance/construction worker health and safety plan.

4) Port shall prepare a Soil and Groundwater Risk Management Plan.

I don't think a fate and transport study is needed and I think we could discontinue monitoring. Recent monitoring hasn't given useful information.

To what extent do heavily contaminated soils remain? Am I correct that the excavations in '95 and '97 around the former AST and the powerhouse sump removed most, if not all, of the oil saturated soils?

P.S. I didn't wordsmith your e-mail (it was beyond my computer literacy). When you have a draft letter prepared, I would like to review it.

Talk to you soon

"Chan, Barney, Public Health, EHS" <BChan@co.alameda.ca.us> 03/06/00 05:08PM >>>
Dear Betty:

I was speaking with Doug Herman of the Port of Oakland regarding their work plan for the sealing of the tunnels and the future management of the site. He suggested that I discuss the work plan and the RMP with you and come up with something agreeable to our agencies. I told him I would and I'd give him (or Baseline) a chance to comment.

I have attached my comments, please review and give me a call or e mail a response after you have a chance to review.

Thanks,

Barney Chan, ACEH

<<SeabreezeRMP.doc>>

May 17, 2000

To: Barney Chan
ACDEH

From: Betty Graham
RWQCB

Subject: Comments on draft workplan approval letter, Seabreeze Yacht Center,
Alameda County

Dear Barney:

At long last, my comments on your draft letter. Overall, I agree with the approach you have taken and concur that it is acceptable to leave the oily materials and debris within the cooling water tunnels provided they are sealed at the shoreline to prevent any future discharges to the Estuary.

General Comments:

1) For a workplan approval letter, we typically include a summary of what was required (letter request or other, purpose of workplan, deadline for submittal) and a summary of what the discharger submitted (submittal date, report title, brief summary of work proposed). For an older site such as this one, I also like to summarize the investigations and remediation which have occurred. Insert 1 below is drafted to add this information.

Insert 1.

Investigations at this site have been on-going since 1990. These investigations have identified historic uses of the site, characterized contamination of shallow soils and groundwater, and evaluated human health risks.

Remedial actions to date have included the excavation and removal of petroleum hydrocarbon contaminated soils from the vicinity of a former oil fired electric generating station, above ground fuel storage tank and associated piping.

By letter dated March 3, 1999, ACDEH requested submittal of a workplan for remediation of the intake and discharge cooling water tunnels for the former power station. The April 15, 1999 Tunnel Remediation Work Plan met this requirement. It proposed using a video camera and hydrosystem locator unit to investigate the condition, contents, dimensions, and endpoint locations of the intake and discharge tunnels. However,

The August 1999 tunnel remediation report notified us that the video camera could not be used, apparently due to potential interferences with embedded rebar. It proposes, as an alternative, that the intake and discharge tunnels be sealed near the shoreline without further investigation and that accumulated debris, sediment, and oily materials be left in place within the tunnels. This conceptual approach is approved. However, the proposed method of placing concrete over rip rap is not considered sufficient. This method would likely leave voids at the bottom of the tunnel, thus defeating the main objective of the remedial action.

2) The conditions of approval require a closure plan, sampling plan, deed restriction, health and safety plan and soil and groundwater Management Plan. Do you want to set deadlines for submittal, either date certain or in advance of some future activity? For example, I would think you would want to see the closure plan before the construction work is bid.

3) While I think some form of risk management is needed to protect future site users & workers, the deed restriction and health and safety plan may be more stringent than necessary. I anticipate that the Port may propose an alternative to conditions 3 and 4. (I've enclosed a copy of our model deed restriction with this e-mail.)

4) Is it premature for the workplan approval letter to state that we are prepared to issue a letter of No Further Action? Aren't there requirements for satisfactory completion/documentation?

Detailed Comments:

1) In paragraph 1, please change "Water Board" to Regional Water Quality Control Board so as to avoid confusion with the State Water Resources Control Board.

2) I would change the first sentence as follows "the April 15, 1999 Transmittal of Requested Information, prepared for you by Baseline Environmental Consulting, and ". This change clarifies that the Port is the responsible party and Baseline is the consultant.

BG@RB2, SWRCB.CA.
Gov

Chan, Barney, Public Health, EH
From: Stephen Hill [SMTP:SAH@rb2.swrcb.ca.gov]
Sent: Monday, December 13, 1999 8:53 AM
To: BChan@co.alameda.ca.us
Cc: Betty Graham
Subject: RE: Seabreeze Yacht Center work plan, RMP

622-2358

Barney - I got your Oct 22 letter as a Dec 10 fax, sorry if it got mislaid at our end during the staff vacancy. The new person assigned to this case and Derek Lee's other cases is Betty Graham. I will ask her to review the questions you pose in the Oct 22 letter. It may be several weeks before we respond, given her start-up tasks. Let us know if this will cause a problem.

"Chan, Barney, Public Health, EH" <BChan@co.alameda.ca.us> 12/10/99 03:32PM >>>

From: Chan, Barney, Public Health, EH
Sent: Friday, October 22, 1999 2:17 PM
To: 'SAH@rb2.swrcb.ca.gov'
Subject: Seabreeze Yacht Center work plan, RMP

Stephen:

I spoke with Doug Herman of the Port of Oakland today (12/10/99) and he said he spoke with you regarding the Seabreeze site. He said you never received this e mail. I thought I'd resend this to you and fax you a hard copy. I'll call you next week to confirm you got them.

I'd like to get your input on the site. I have included a summary of recent actions since our last meeting and want to get your opinion on what is being proposed. Please e mail or call me with your response.

Barney

<<File: SeabreezeSHill.doc>>

<<File: InDisTunnels.doc>>

2/10/00

400

Con w/ Betty Graham:

- Consider adding a ~~flux~~ / transport study in RMP
fate & transport. like Birkhoff 2A.
- agrees w/ closure of ends of tunnel, prefer pressure grouting for better seal.
- what else should be in RMP? , probably closure + RMP

To: S. Hill @ RWQCB

From: B Chan @ ACEH 567-6765

12/10/99

October 22, 1999

To: Mr. Stephen Hill RWQCB
From: Barney Chan, ACEH
(sent via e-mail)

Re: Seabreeze Yacht Center, 680 6th Ave., Oakland CA 94606

Dear Stephen:

I wanted to get the Water Board's opinion on the Port of Oakland's proposal regarding the closure of the intake/discharge tunnels at this site and their overall approach for the site. As you may recall, you sat in on a meeting with me, Diane Heinze of the Port and Yane Nordhav of Baseline. We presented a number of questions, which were responded to in Baseline's April 99 report entitled **Compilation of Historic Site Data, Bunker C Toxicity and Tunnel Remediation Work Plan**. In Derek's absence, I am sending you my comments to their **Phase One Tunnel Remediation Investigation and Phase Two Work Plan**. I'm sure Derek was sent these two reports as well as my September 13, 1999 letter, which is also attached to this e-mail.

In regards to the questions raised in the meeting, these are the Port's responses:

- You wanted a sampling/monitoring map indicating locations relative to high tide line. Many sampling points and monitoring wells lie within 50' of the high tide line. A number of shoreline sediment samples were taken on both the north and south sides of Clinton Basin Channel, though the main release is only on the north side. In addition, the six confirmation samples from the removal of the concrete containment structure ^{were} also within the high tide line. The shoreline samples were run for heavy metals and TRPH. It appears that the only metal in these samples exceeding the Catellus order numbers is lead, however, these two samples are located east and south of this site. The shoreline samples were also analyzed for TRPH, not diesel or Bunker C. The samples exhibiting the highest TRPH appear not to be related to the onsite diesel release since one sample is east of the site. Only one of the confirmation samples from the containment structure exhibited any detectable TPHd at a concentration of 33 ppm.
- You requested information on the toxicity of Bunker C (used at this site) versus TPHd on aquatic life. Baseline presented toxicity data on several aquatic species and the results were not definitive. However, they conclude that Bunker C is less toxic than TPHd, but offer no cleanup levels.
- The Port was to provide a work plan for the closure of the intake/discharge tunnels, which were used to bring in estuary water to use in the cooling tower at the former power plant. Their initial remediation work plan was two phased. The first phase called for the collection of information using a video camera and locator system to identify the presence of cracks, product and barriers. The second phase, based on the findings of phase 1, would explore the sealing of the tunnels and the removal of the products left in the tunnels. This work plan was approved. The intake tunnel is about 710' long, while the discharge tunnel is about 410' long. About 160' of these tunnels lie parallel to each other beneath the concrete foundation of the former turbines. The intake tunnel was investigated at three locations, one manway and two hatchways, while the discharge tunnel was investigated at one hatchway. Debris,

Seabreeze Yacht Center
280 6th Ave., Oakland 94606
October 22, 1999
Page 2.

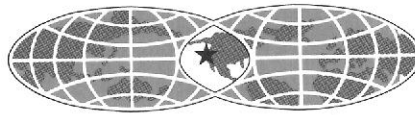
sediment and oily water was found at the bottom of the tunnel. Unfortunately, the video camera and locator unit could not be used in the tunnel due to numerous complications, therefore, the exact contents and structure of the tunnel is unknown. Baseline then revised their tunnel closure work plan. They now propose to seal the ends of the tunnels by excavating just inward from where they meet surface water and then plugging the tunnel with a combination of the existing debris, rip rap and quick setting, water resistant cement. Derek was concerned as to the effectiveness of this sealing and whether any attempt to remove the oily water in the tunnel should be done. I also was concerned that there were no monitoring wells in the southern part of the site near the intake tunnel and the nearby area where elevated TPHd impacted soils had been detected. Therefore, I included these items in my September 13, 1999 letter. The Port replied in their October 8, 1999 letter, which you were copied. They stated that the sealing should be adequate and no testing of the closure is necessary. They further state, because of this, there is also no need to remove the oily water, sediment and debris from the tunnels. In addition, they state that because no groundwater impact has been found near the former power plant and along the piping run of the aboveground Bunker C tank, no groundwater impact should be expected in other areas with releases of similar concentrations.

I'd like your opinion on the following:

1. Should we be satisfied with only the closure of the ends of the tunnels? Should they somehow test the effectiveness of this?
2. Should they attempt to remove any of the oily water, sediment and debris from the tunnels? We can assume the entire length of the base of the tunnels is filled with this material.
3. I think that there should be monitoring well(s) located near and down-gradient of all source areas, not just some of the areas and this monitoring should be included in their RMP.
4. What else should be required in their RMP?
5. How should we implement the RMP? Through a NFA or 13267 letter, since the County carries little enforcement power.
6. Should we meet, or meet collectively with the Port again to discuss these issues?

Please call me or e mail your response. My phone number is (510) 567-6765.

Thanks,
Barney



ENVIRONMENTAL
PROTECTION

PORT OF OAKLAND

990112 PM 4:37

October, 8 1999

Mr. Barney M. Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Response to Comments on Work Plan for Seabreeze Yacht Center, 680 6th Avenue, Oakland (SLIC # 236)

Dear Mr. Chan:

We are in receipt of your letter dated 13 September 1999 pertaining to our work plan submitted to you on 25 August 1999. We understand that you find the work plan acceptable, but you have four questions, as follows:

1. How will the integrity of this sealing be tested and what will be done if there is leakage?

The Port proposes to excavate part of the tunnels near the shoreline. The tunnel segments will be removed to a width of about one foot beyond the tunnel sides and at a length of five to ten feet. Within this created excavation will be placed broken concrete and rip-rap over which concrete will be placed in lifts. The concrete will be pumped into the layer of rip-rap and broken concrete from the tunnel. Each lift will be tapped for firmness prior to placement of subsequent lifts. This will ensure the integrity of the seal. The concrete to be used will be able to withstand contact with saltwater and will be quick-drying. It will not be corroded and leakage through a minimum of a five-foot thick concrete plug is unlikely.

2. What will be done to remove the oily water, sediment, and debris from the tunnels? How can the effectiveness of this removal be evaluated?

Based on the results of the Phase I work, it will not be possible to remove the sediments etc. from the tunnels without removing the tunnels. This is not considered feasible. This is the reason for having proposed eliminating the potential pathway of the open tunnels into Clinton Basin. While it is possible that the tunnels might be cracked and therefore be in communication with the surrounding groundwater, monitoring down gradient from the tunnels has not identified detectable levels of contaminants in the groundwater. Since the tunnels have been in place since about the turn of the century, it would be expected that a chemical equilibrium has been established between the soil/tunnels/groundwater. Therefore, the residuals in the tunnels do not appear to affect the groundwater quality.

3. What additional site characterization is necessary in the area of the tunnels?

We have not proposed any additional investigations in the areas of the tunnels. Based on the results of previous intensive site investigations, we have identified petroleum-containing sediments and water with

oily sheen within the tunnels and petroleum-containing soils above the tunnels. The human health risk assessment performed for the site took the concentrations of petroleum hydrocarbons into account and did not identify any excess health risks to future commercial workers at the site. Furthermore, the groundwater monitoring at the site has not identified contaminants of concern in the groundwater discharging into Clinton Basin that could affect ecological receptors. Since the tunnels will be sealed, the direct pathway to Clinton Basin will be eliminated.

4. How will this investigation be incorporated into the risk management plan for the entire site?

This phase of site remediation will eliminate the direct pathway of contaminants to Clinton Basin. The risk management plan for the site will include provisions for management of sediments and water in the tunnels if the tunnels were to be breached or removed in the future. Risk management issues to be addressed in the Risk Management Plan include health and safety of construction workers and proper handling and disposal of any materials that may be removed.

The Port will proceed with preparation of appropriate documents to solicit bids for the proposed remediation, unless the County has additional concerns regarding the proposed work; if so, please advise us at your earliest convenience. We have appreciated you working with us on resolving the complex remediation issues at this site and look forward to completing Phase II of the site remediation.

If you have any questions, please contact me at 510-272-1184.

Sincerely,



Douglas P. Herman
Assistant Port Environmental Scientist

Cc: Neil Werner
Yane Nordhav, Baseline Environmental Consultants
Stephen Hill, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

September 13, 1999
SLIC # 236

Mr. Douglas Herman
Port of Oakland
P.O. Box 2064

**Re: Phase Two Work Plan for Intake and Discharge Tunnels, Former Seabreeze Yacht
Center, 280 6th Ave., Oakland CA 94606**

Dear Mr. Herman:

Our office has received and reviewed the **Phase One Investigation and Phase Two Work Plan for the Intake and Discharge Tunnels** for the above site as appears in the August 25, 1999 Baseline report. As you may recall, this investigation and work plan was one of the results of the April 1999 meeting at the County offices attended by Ms. Diane Heinze of the Port, Ms. Yane Nordhav of Baseline, Mr. Stephen Hill of the Water Board and myself.

In addition, specific requested information is provided in Baseline's April 1999 Compilation of Historic Data report. The intake and discharge tunnels were also addressed in this report. It was pointed out that the tunnels acted as a preferential pathway for contamination to migrate to the estuary. However, the exact pathway of migration is not known. The tunnels are themselves a preferential pathway for migration of surface water sediments. In addition, if there are cracks or holes in the tunnel, groundwater and sediment could migrate into and out of the tunnel and be transported to the estuary. The backfill of the tunnel may also act as a preferential pathway. The previous 1995 investigation identified Bunker C and diesel in soils above and within the tunnel, as well as detecting TPH in the groundwater within the tunnels. Initially, Baseline's report proposed to do a video and locator survey to determine the integrity, contents and dimensions of the tunnel. Based on the results of this survey, Baseline would provide a detailed work plan for the remediation of the tunnels as Phase II. Unfortunately, this survey could not be done.

Baseline, does propose to seal both the intake and discharge ends of the tunnels slightly inward from where they meet surface water. A combination of debris, rip rap and concrete would be used to plug the ends of the tunnel. This proposed work is acceptable, however, our office has the following questions:

- How will the integrity of this sealing be tested and what will be done if there is leakage?
- What will be done to remove the oily water, sediment and debris from the tunnels? How can the effectiveness of this removal be evaluated?
- What additional site characterization is necessary in the area of the tunnels?
- How will this investigation be incorporated into the risk management plan for the entire site?

Please provide written comment to these items **within 30 days or by October 15, 1999.**

Mr. D. Herman
Seabreeze Yacht Center, 280 6th Ave., Oakland 94606
September 13, 1999
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files

Ms. Y. Nordhav, Baseline Environmental Consulting, 5900 Hollis St., Suite D, Emeryville
CA 94608

Mr. D. Lee, RWQCB

InDisTunnels280 6th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



May 10, 1999
SLIC # 236

Ms. Diane Heinze
Port of Oakland
530 Water St.
Oakland CA 94607

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Re: Former Seabreeze Yacht Center, 280 Sixth Ave., Oakland , CA 94606

Dear Ms. Heinze:

Our office has received and reviewed the April 1999 Baseline Report which presents a compilation of historic site data, bunker C toxicity information and a work plan for the remediation of the intake and discharge tunnels at the above site. This report is the result of the 2/23/99 meeting at the Alameda County offices between you, Ms. Yane Nordhav of Baseline, Mr. Stephen Hill of the RWQCB and myself.

Initially, our office requested the submittal of a human health and ecological risk assessment for the site. It is believed that the ecological risk assessment would require the most conservative cleanup and/or risk management requirements, therefore, Mr. Hill of the Water Board was asked to provide guidance using information from similar sites along the bay fringe. The Catellus Development Corporation order No. 98-072 was offered as a possible example of acceptable cleanup levels and remedial approaches. Because of the assumptions of this order, our offices requested the following additional information:

- A site summary, to evaluate whether all chemicals of concern have been evaluated and whether all potential impacted locations have been investigated
- A compilation of all soil and groundwater data remaining at the site, to use as a source of data for the forthcoming human health and ecological risk assessments.
- All sediment data, as determined by samples beyond the high tide line, were requested since this is one of the exposure scenarios evaluated in the Catellus order.
- All surface samples were requested, similarly, because this is another of the exposure pathways evaluated in the Catellus order.
- The toxicity of bunker C, which was found at this site, was compared with that of diesel fuel since the cleanup levels in the order specify diesel cleanup levels and
- The intake and discharge tunnels were also recognized for their potential source of contamination and their potential preferential pathway to the estuary. Therefore, a work plan for the remediation of these tunnels was also requested.

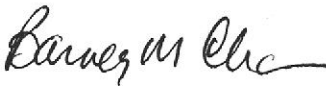
The work plan for the remediation of the tunnels proposed two phases; an investigation phase and a remediation and sealing phase. The second phase will depend on the findings of the first. So as not to delay this investigation, our offices approve of phase one of the tunnel remediation consisting of the determination of the condition of the tunnels using a video camera and a hydrosystem unit.

Ms. Diane Heinze
Former Seabreeze Yacht Center
SLIC # 236
May 10, 1999
Page 2.

After the completion of phase I, please submit a brief work plan for the completion of the tunnel remediation. Our office and the RWQCB would then like to meet with you and your consultant to finalize the contents of your risk assessments. This will require that you interpret the data provided in the Baseline report, discuss applicable cleanup levels, determine the exposure viable exposure pathways and determine if any additional data is necessary. Please contact our office when you are ready to schedule this meeting.

I may be reached at (510) 567-6765 if you have any questions or comments.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mssrs. S. Hill and D. Lee, RWQCB

Ms. Y. Nordhav, Baseline, 5900 Hollis St., Suite D, Emeryville, CA 94608

wpSeabreeze

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

April 26, 1999

Attn: Ms. Diane Heinze

Port of Oakland
530 Water St.
Oakland CA 94607

Re: Project # 2248-A, 280 6th Ave., Oakland CA, 94606, Former Seabreeze Yacht

Dear Property Owner/Designee:

Our records indicate that deposit/refund account for the above project has fallen to an approximate negative balance of -\$1239.50. To replenish the account and to fund anticipated future oversight expenses, please submit an additional deposit of \$2300.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused money will be refunded to you or your designee.

If you have any questions, please contact Barney Chan at (510) 567-6765.

Sincerely,

Tom Peacock, Manager
Environmental Protection

C: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



March 3, 1999
SLIC #236

Ms. Diane Heinze
Port of Oakland
530 Water Street, 2nd Floor
Oakland, CA 94607

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

**Subject: Request for Information to Assess Ecological Risk and Risk Manage
Former Seabreeze Yacht Center 280 Sixth Avenue, Oakland CA 94606**

The following documents our February 23, 1999 meeting with Stephen Hill, of the Regional Water Quality Control Board, and Yane Nordhav, of Baseline Environmental. The purpose of the meeting was to follow up on my January 25, 1999 letter to you, which requested that the Port of Oakland assess ecological risks at the Former Seabreeze Yacht Center. Our meeting provided an opportunity to review existing soil and groundwater data at the site, discuss the need for additional work and discuss cleanup levels established by the RWQCB at other Bayside sites. We also discussed potential risk management options, which could be included in a Risk Management Plan (RMP) for the site.

Based on the discussion at the meeting, please submit the following information:

- Sediment data: Provide all existing sediment data including any data near the former concrete containment area and any other known source areas. Provide a map showing sample locations relative to the high tide line, if possible.
- Surficial soil data: Summarize in tabular form and on a map, all soil sampling data within the top one-two foot depth.
- Bunker C toxicity: Provide information on the toxicity to aquatic life and characteristics of Bunker C relative to diesel.
- Proposal to remediate and seal the cooling water intake/discharge tunnels which pose a potential threat to the estuary.

In addition, our office requests a concise historical site summary including maps and tabulated results indicating the location and concentration of all residual contamination at this site. Such information will be included in the Risk Management Plan.

Please submit this information to me and Derek Lee, of the RWQCB, **within six weeks of receipt of this letter or by April 15, 1999**. Based on this information, the County and RWQCB will assess whether additional field sampling may be required and whether site conditions warrant an ecological risk assessment.

Ms. D. Heinze
SLIC # 236
280 6th Ave., Former Seabreeze Yacht Center
March 3, 1999
Page 2.

Submittal of this information is required per Chapter 6.5, Article 8, Section 25187 (a) (1) of the Health and Safety Code and 13267 (b) of the Water Code.

If you have any questions, please contact me at 510-567-6765.

Sincerely,



✓ Barney Chan
Hazardous Materials Specialist

cc: Yane Nordhav, Baseline Environmental, 5900 Hollis St., Suite D, Emeryville, CA 94608
Derek Lee and Stephen Hill, RWQCB, 1515 Clay St., Ste. 1400, Oakland CA 94612
Michele Heffes, Port of Oakland, 530 Water St., Oakland CA 94607

POOSeabreeze

Chan, Barney, Public Health, EH

From: Stephen Hill [SMTP:SAH@rb2.swrcb.ca.gov]
Sent: Tuesday, February 23, 1999 3:10 PM
To: DCL@rb2.swrcb.ca.gov
Cc: bchan@co.alameda.ca.us
Subject: POO Seabreeze meeting

I met with Barney Chan, Diane Heinze, and her consultant (Yane Nordhav from Baseline) to discuss eco-risk issues for this site. Diane gave me the 1998 annual groundwater monitoring report, which I have forwarded to you. In sum, we agreed that ACEH should send a letter to the Port requesting additional information needed to make an eco-risk decision. The Port will draft the letter and forward it to Barney, who will consult with us before sending it. My recollection of the points to be covered in the letter:

- o mapping of sampling/monitoring locations relative to high tide line (which was mapped separately ...) - this will determine which eco-screening values to use and how easy it is to remediate

- o information on Bunker C oil toxicity to aquatic life, at least relative to TPHd

- o shallow soil / sediment data in vicinity of potential sources or known areas of high concentrations (e.g. AST concrete ring, area at NE of site where discharge tunnel daylight) - Yane said they had taken samples beyond the ring but didn't recall details, I suggested sediment samples near obvious upland sources, focus on Pb, Cu, and TPH/bunker C, this could get messy if they find hot sediments (since we are still struggling to manage polluted sediment ...)

- o proposal to seal or remediate cooling water intake/discharge tunnels (which connect to the estuary and contain oily sediment)

The Port's information was scattered across various reports, and the consultant did a clumsy job of pulling it together at the meeting. I gather the Port is not in a hurry for this site, since they still don't have a prospective tenant in hand.

Barney wondered if the site needed an SCR. I said probably not, since the likely risk-management measures would be minor (cap maintenance, utility worker H/S, maybe deed restriction). Barney and I agreed that a risk management plan for this site would be desirable. We would require implementation of the plan - via NFA conditions, 13267 letter, or something like it. I would like to keep ACEH in the lead, in any event.

See me if you have any questions.

Eco Risk Cleanup Goals

- o PRG used @ DOT's Oak Ridge Natural Lab (Morse & Woodward)
Freshwater & sediment quality values & NOAA's sediment values (ERM_s)
Remedial & R.M. Plan - rationale for RA & doc. techniques for action levels
protection of park visitors + maintenance workers

uplands
50' upland buffer
highest line of tidal action
non-upland

COCs

● Soil

Metals: Predominantly Pb & Cu
minor Cr, Ni

Organics: Bunker C / diesel

● GW

little to none in most
recent sampling

little to none after
initial gel cleanup

SVOCs

None

VOCs

Minor acetone, CS_2 , MEK, E + X

PCBS

max $\left\{ \begin{array}{l} A1254 \ 0.15 \text{ mg/kg} \\ A1260 \ 0.29 \end{array} \right.$

mainly ND

-
- What's the significance of surface soil spils i.e. $< 2-3'$?
most exposure pathways for ingestion, inhalation & dermal.
areas must be surfaced/capped
 - Is there a difference in cleanup req for non-upland & upland buffers?
(below high tide line) ($< 50'$ beyond high tide line)
 - Is non-upland & sediment the same?

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

January 25, 1999

StID # 236

Ms. Diane Heinze
Port of Oakland
530 Water St.
P.O. Box 2064

Re: Former Seabreeze Yacht Center, 280 Sixth Ave., Oakland CA 94606

Dear Ms. Heinze:

Our office has received and reviewed the September 1998 Human Health Risk Assessment for the above referenced site as prepared by your consultant, Baseline. Ms. Madhulla Logan of our office has been in contact with Ms. Julie Pettijohn of Baseline to discuss specific questions regarding this risk assessment. It is assumed that their items of concern will be soon rectified.

It has come to our attention, however, that another concern which has yet been dealt with, is the evaluation of risk to the ecological systems within the estuary. Although the specific petroleum clean-up levels noted in the SFIA order 95-136 may not be applicable to this site, they may be used to estimate potential risk to ecological systems. Doing so, there appears to be a potential risk posed by the residual petroleum contamination at the site. Therefore, our office requests that you perform an ecological risk assessment and determine if additional remediation is necessary.

You may wish to contact either our office or the RWQCB to discuss the contents of the risk assessment.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

D. Lee, RWQCB, 1515 Clay St., Suite 1400, Oakland CA 94612

Ms. J. Pettijohn, Baseline, 5900 Hollis St., Suite D, Emeryville, CA 94608

M. Logan, ACEH

Eco280-6th Ave

4580



**ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY**

Department Of Environmental Health
Environmental Protection Division
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577



Ms. Diane Heinze
Port of Oakland
530 Water ST.
P.O. Box 2064

9/28/98

Madhulla:

This is a human health risk assessment for the Seabreeze Yacht Center at 280 6th Ave. Oakland 94606. Please evaluate it. Even if you concur with Baseline's conclusion ie no apparent risk to likely future exposure scenarios, I believe the most potential risk is ecological. The site is on the Alameda-Oakland estuary and immediately bordering Clinton Basin. The largest release is from bunker C fuel from a former 135,000 steel-walled aboveground fuel storage tank which fed the boilers of an electric power plant. Please look at Appendix B for the location of soil samples and monitoring wells. Significant soil contamination remains along the former piping run from the aboveground tank to the former boilers and around the perimeter of the former AGT. These areas are within the tidal zone and are at times in contact with the estuary water.

The soil samples taken immediately surrounding the former concrete containment structure for the aboveground tank exhibited high TPHd and TPHmo and elevated lead and soluble lead. I have enclosed a copy of analytical results (Table 1) and map of the sample locations (Figure 1). I have also included similar information for the samples taken along the former fuel dispenser line. See Figure 21 and Table 8. An additional study by SOMA advanced additional temporary borings in the same general area of the fuel piping run. Similar concentrations of TPHd, bunker oil and mo were found.

The fuel released is definitely aged, likely Bunker C oil and motor oil as indicated in their chromatograms.

Since July 1996, monitoring for total extractable hydrocarbons has been done after passing the groundwater extract through a silica gel column. Significantly lower concentrations of TPHd, bunker C and motor oil have been found in the monitoring wells.

My question are:

- Are the silica gel cleanup water samples representative?
- Don't we have to be concerned with highly impacted TPH soils within the tidal zone area? The residual soil concentrations exceed soil levels recommended for the SFIA study.
- Can this site be evaluated independently from other sites along the inner harbor in direct contact with estuary water?
- No additional remedial action or institutional controls are recommended. Is this appropriate? Do we need additional monitoring?

Barney
I need the H₂O samples?
why only soil?

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

September 2, 1997
SLIC StID # 236

Ms. Rachel Hess
Port of Oakland
530 Water St.
P.O. Box 2064
Oakland CA 94604-2064

Re: Groundwater Sampling at Seabreeze Yacht Center, 280 Sixth Ave., Oakland CA 94606

Dear Ms. Hess:

This letter confirms and approves of the Port's request to change the monitoring schedule and frequency for the monitoring wells at the above site. As requested, wells SB2, SB3, SB4 and SB5 shall be monitored annually for TPHd with a silica gel cleanup during the first quarter of each year, while monitoring of well PW-2 may be suspended.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

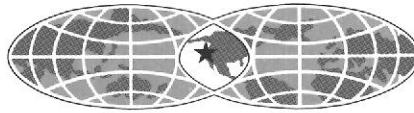
c: B. Chan, files

Mr. Dennis Mishek, RWQCB

Mr. J. Redding, Fitzgerald, Abbot & Beardsley, 1221 Broadway,
21st Floor, Oakland CA 94612-1837

Ms. R. Del Rosario, Baseline Environmental, 5900 Hollis St.,
Suite D, Emeryville, CA 94608

okmonSeabreeze



PORT OF OAKLAND

August 28, 1997

Mr. Barney M. Chan
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Subject: Request for Change in Groundwater Monitoring Schedule and Analytical Suite - Seabreeze Yacht Center- 280 Sixth Avenue, Oakland

Dear Mr. Chan:

The Port received your August 26, 1997 letter regarding the subject site. In the letter you requested that the Port continue the quarterly monitoring schedule. Based on the past quarterly monitoring results (only diesel was reported in all monitoring wells except PW-2 above the reporting limit), the Port requests that the monitoring schedule and the analytical suite be modified. The Port proposes an annual monitoring schedule for monitoring wells SB2, SB3, SB4, and SB5 starting on the first quarter of the year and that the samples be analyzed only for diesel with a silica gel clean up. If you have any questions, please contact me at 272-1134.

Sincerely,

Rachel B. Hess
Associate Environmental Scientist

cc: Dennis Mishek, RWQCB
Michele Heffes
Rhodora Del Rosario, Baseline Environmental
Jonathon Redding, Fitzgerald, Abbott & Beardsley
Neil Werner and Mark O'Brien

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

August 26, 1997
SLIC StID # 236

Ms. Rachel Hess
Port of Oakland
530 Water St., 5th Floor
Oakland CA 94607

Re: Seabreeze Yacht Center, 280 6th Ave., Oakland CA 94606

Dear Ms. Hess:

Our office has received and reviewed the July 29, 1997 Quarterly Groundwater Monitoring Report for the former Seabreeze Yacht Center as prepared by Baseline Environmental Consulting. We have also received the accompanying cover letter from the Port of Oakland. This letter requests postponing any recommendations for additional work at this site until the pending future land use of site is determined. Based upon current and past groundwater monitoring data, our office has no objections to this request.

Please continue on the same quarterly monitoring schedule unless a change is agreed upon by our office or that of the Regional Board.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: Mr. Dennis Mishek, RWQCB
Mr. J. Redding, Fitzgerald, Abbot & Beardsley, 1221 Broadway,
21st Floor, Oakland CA 94612-1837
B. Chan, files

8-Seabreeze

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



STID 236

March 24, 1997

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

ATTN: Mr Jeff Rubin

Port Of Oakland
530 Water St.
Oakland CA 94607

RE: Project # 2248A - Type A
at 280 6th Ave in Oakland 94606

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$940.00, payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can procede in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 3-140.5 of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Barney Chan at (510) 567-6765.

Sincerely,

Tom Peacock, Area Manager
Environmental Protection

c: files/inspector

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Seahreeze Today's Date 11/12/96
Site Address 280 6th Ave
City Oak Zip 94606 Phone _____

_____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- _____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
_____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
_____ III. Under ground Storage Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

EBI - Contractor

Baseline - Mark Filipini

Witness the removal & soil spling around & beneath concrete containment structure.

Sheet piling driven around structure, boom placed around outside of structure.

Concrete broken up + soils beneath excavated to approx 2'. Water w/ pit is being pumped out to expose as much soil as possible. Soils being piled northwest

↑ N
Embarcadero

(C7) spe (1) - from PIF floor - satel gray bay
(C-1) spe (2) - " " " " " " mud

(c-1) $\phi(z)$

(C-5) spl(3) - dug deeper ~ 4' bgs - Soil have the
decaying sulfur odor - no pet. odor

(c) $spld(4)$ - from ^{near} center of structure

(c-3) ~ sple(5) from center of pit

⑥ C-2 - from pit bottom further
out from center

- J. Stewart from Port showed up

· All spls - no pet odor,
gray inner Bay much

Contact

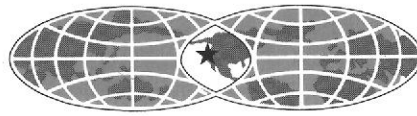
Title _____

Inspector B. CHAN

Signature _____

Signatur e B. Chan

would need to further excavate to take the southern samples + the perimeter split samples to ^{10th mo, Dune area C.W.}
Sediment + Soil test Cu



PORT OF OAKLAND

June 7, 1996

Mr. Barney M. Chan
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Subject: Former Seabreeze Yacht Center, Inc., Site at 280 6th Avenue, Oakland

Dear Mr. Chan:

The following documents the results of our meeting on June 6, 1996, to discuss the former Seabreeze Yacht Center, Inc., site.

Removal of the Concrete Containment Structure

The proposed schedule for removal of the concrete containment structure is the same as shown in Dan Schoenholz' letter to you dated May 8, 1996. The proposed schedule shows removal of the concrete containment structure and surrounding soils beginning in September 1996 and ending by the end of the year. Subsequent to removal of the concrete containment structure, verification soil sampling will be conducted in the former concrete containment area. Excavated soil from the concrete containment area will also be sampled and analyzed to determine appropriate disposal. Soil will be tested for petroleum hydrocarbons and metals of concern (lead and copper).

Groundwater Monitoring

Five wells will be monitored quarterly for one year beginning this month. Wells to be monitored are PW-2, MW-SB2, MW-SB3, MW-SB4 and MW-SB5 (this revises the monitoring network described in Yane Nordhav's April 5, 1996 memo to Dan Schoenholz which was enclosed with Mr. Schoenholz' April 12, 1996, letter to you). Groundwater samples will be analyzed for lead, copper and extractable petroleum hydrocarbons after silica gel preparation.

Remainder of Site

Following review of groundwater monitoring data to be obtained as described above, the Port will evaluate potential data gaps remaining sources at the site to determine the next appropriate actions.

Mr. Barney Chan
June 7, 1996
Page 2 of 2

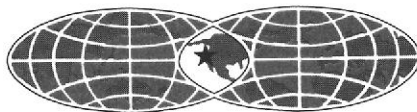
If you have any questions, please contact me at 272-1467.

Sincerely,



Diane Heinze, P.E.
Associate Environmental Scientist

cc: Michele Heffes, Port of Oakland
Yane Nordhav, Baseline Environmental Consulting
Sum Arigala, RWQCB



PORT OF OAKLAND

May 8, 1996

Mr. Barney M. Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

ENVIRONMENTAL
PROTECTION
96 MAY 10 PM 12:44

RE: Seabreeze Yacht Center, Inc., 280 6th Avenue,
Oakland, CA 94606

Dear Mr. Chan:

This letter responds to your April 24, 1996, letter to me of above subject.

In response to your request to expedite the removal of the concrete containment structure, I enclose a proposed revised schedule which accelerates said removal by four months. As you know, the Port is a public agency and, as such, follows the public works bidding and award procedure which can be a time-consuming process. The revised schedule reflects the Port's attempt to make every good faith effort to compress the removal schedule to satisfy the County and the Regional Board's concerns.

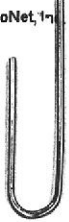
I am amenable to meeting with the County and the Regional Board - as you suggested in your letter - to discuss the site in further detail. I will contact you in the near future regarding a proposed date and time for such a meeting.

Very truly yours,

DAN SCHOENHOLTZ
Associate Environmental
Scientist

cc: Sum Arigala, RWQCB
Yane Nordhav, Baseline

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 4
To Denise Yee	From B. Chan	
Co.	Co. ACEH	
Dept.	Phone # 510-567-6765	
Fax # 415-955-2599	Fax # 510-337-9335	



FAX MESSAGE

5/7/96
9:00
A.M.

ENVIRONET, INC.

John J. Levi

8200 S. Quebec Street, Suite A-3118

Englewood, CO 80112-3194

FONE: (303) 790-7690

FAX: (303) 770-5235

TO: Ms. Julia Blake, Records Manager
Alameda County Environmental Health Dept., Alameda, CA
FAX NO: (510) 337-9335
DATE: 4/9/96
RE: File Review Request for Sea Breeze Yacht Club Site
280 6th. Ave. 606
Oakland, CA

STID
236
9/6/90
STIM #20
DPLG

Dear Ms. Blake:

I am an environmental insurance adjuster, conducting research into the contamination clean-up activity at the above-named site, as it relates to certain insurance claims.

I would like to request that you check your file lists, for a site clean-up file for the above facility, that may relate to groundwater and soil contamination in the area of the Port of Oakland. If a file is located, could you kindly determine its approximate size (i.e. how many inches thick it may be, or how many shelves it occupies), and contact me, so that I may arrange a file review, or have it copied by a photocopy service. As I plan on being in the Bay area on Fri., 4/19/96, perhaps if a file is located, I could review it at that time? If not, I will make arrangements for a different date.

As I am familiar with your procedures, I will await your reply to this request, by telephone, to further arrange this file review. For any additional questions concerning this request, please do not hesitate to contact me at my telephone number of (303) 790-7690 and thank you for attending to this request.

Sincerely yours,

John J. Levi

J. B. D Know
where the files
are, Barney.
has this site
so schedule
when ready
TICK

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510)567-6700 FAX (510)337-9335 cc:458

April 24, 1996
SLIC StID # 236

Mr. Dan Schoenholz
Port of Oakland
530 Water St., 5th Floor
Oakland CA 94607

Re: Seabreeze Yacht Center, 280 6th Ave., Oakland CA 94606

Dear Mr. Schoenholz:

Our office has received your April 12, 1996 letter updating the site status at the former Seabreeze Yacht Center. This letter was intended to address items in my March 20, 1996 letter. It appears, however, that not all of my items have been addressed. Specifically, your response fails to clarify what remediation will be done regarding the elevated levels of heavy metal and petroleum hydrocarbon found at this site (#3), nor does your response discuss the rationale for cleanup goals in soil and groundwater (#4). Rather, your letter states that an environmental consultant is being retained to propose a remediation work plan for the areas other than the concrete containment structure.

Considering the length of time contamination has been documented onsite and the extensive subsurface investigation that has occurred, our office believes that a remedial action work plan should have **already** been prepared. In fact, Baseline had previously recommended the excavation of the areas impacted by hazardous waste levels of heavy metals.

In regards to the perceived threat which this site poses to the surface waters of the Oakland-Alameda estuary, our office has conferred with the Water Board. They have determined that the petroleum contamination at this site poses a **high risk to surface waters** and that remediation should be expedited to reduce petroleum discharge to the estuary. Therefore, the removal of the concrete structure and contaminated soils should be a priority. The Water Board and our office finds the duration your proposed schedule for the removal of the containment structure excessive. Haven spoken with you about this matter, a revised schedule was considered possible.

The Water Board would like to meet with the Port to discuss this site and what can be done to expedite the remediation. Please contact either Mr. Sum Arigala at the Water Board (510-286-0434) or myself (510-567-6765) to set up a convenient time.

Mr. Dan Schoenholz
Seabreeze Yacht Center
280 6th Ave.
April 24, 1996
Page 2.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

c: Mr. Sum Arigala, RWQCB
J. Redding, Fitzgerald, Abbot & Beardsley, 1221 Broadway,
21st Floor, Oakland CA 94612-1837
G. Coleman, files

7-Seabreeze

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

April 17, 1996

ATTN: Mr Dan Schoenholz

Port Of Oakland
530 Water St.
Oakland CA 94607

RE: Project # 2248A - A
at 280 6th Ave in Oakland 94606

SEABREEZE

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$900.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Barney Chan at (510) 567-6700.

Sincerely,

Tom Peacock, Area Manager
Environmental Protection Division

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

PORT OF OAKLAND
ENVIRONMENTAL DIVISION

April 17, 1996

ATTN: Mr Dan Schoenholz

Port Of Oakland
530 Water St.
Oakland CA 94607

APR 23 REC'D
R **E** **C** **E** **I** **V** **E** **D**
ENVIRONMENTAL DIVISION

RE: Project # 2248A - A
at 280 6th Ave in Oakland 94606

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$900.00, payable to Alameda County.

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If you have any questions, please contact Barney Chan at (510) 567-6700.

Sincerely,

Tom Peacock, Area Manager
Environmental Protection Division

c: files/inspector

REF./
A/C NO. Add On.

COUNTY OF ALAMEDA
OFFICE OF THE AUDITOR-CONTROLLER

DATE: 5109196

MISCELLANEOUS RECEIPT

Nº 783836

\$ 900.00
DOLLARS

Proj # 2248 A payor # 179

RECEIVED FROM: <u>Port Of Oakland 530 Water St., Oakland 94607</u>
FOR: <u>PROJECT # 2248A - A (Seabreeze Yacht)</u>
<u>280 - 6th Street, Oakland CA 94607</u>
RECEIVED BY: <u>Juliette Blake</u>
DEPT. NO.: <u>430-4580</u>

☐ CASH ☒ PERSONAL/CASHIER'S CHECK/M. O. # 303721 ☐ OTHER: _____

110-1 (Rev 10/85) [0134E (08)] 3-Part

Distribution: White - Payor Yellow & Pink - Depart.

PORT OF OAKLAND



530 Water Street, Oakland, CA 94607

NO. 303721

11-35
1210

PAYABLE THROUGH BANK OF AMERICA 300 LAKESIDE DR., SUITE #250, OAKLAND, CA 94612

VOID IF NOT PRESENTED WITHIN 60 DAYS

TWO SIGNATURES REQUIRED IF MORE THAN \$15,000.00

DATE 05-08-96 .. \$ \$900.00 ..

PAY

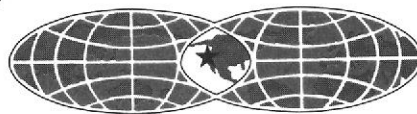
** Nine hundred and 00/100 dollars **

TO
THE
ORDER
OF

ALAMEDA COUNTY HEALTH
CARE SUCS-DEPT OF ENVIRO
80 SWAN WAY ROOM 200
OAKLAND CA 94621

Smell R

⑈303721⑈ ⑆121000358⑆ 14720⑈01774⑈



PORT OF OAKLAND

Sender's Tel. No. (510) 272-1100

ENVIRONMENTAL
PROTECTION

96 APR 16 PM 1:19

April 12, 1996

Mr. Barney M. Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

**Re: Seabreeze Yacht Center, Inc. Site; 280 6th Avenue,
Oakland**

Dear Mr. Chan:

This letter responds to your letter to me of March 20, 1996, concerning the above-referenced site, wherein you requested a written response by April 22, 1996.

Concerning your request that the Port perform quarterly groundwater monitoring and provide quarterly monitoring reports within 45 days of sampling, enclosed please find an April 5, 1996, memorandum from Baseline Environmental Consulting ("Baseline") concerning the subject monitoring. The Port intends to commence quarterly groundwater monitoring in accordance with the enclosed memorandum during the second quarter of 1996.

Concerning your request to provide a schedule for the removal of the concrete containment structure, enclosed please find the subject proposed schedule.

Concerning the other matters raised in your letter, the Port is proceeding to retain an environmental consultant to prepare a proposed remediation workplan (covering areas other than the concrete containment structure which will proceed under a separate contract pursuant to the enclosed proposed schedule) for your review. I will keep you informed as to the Port's progress in this regard. If you have any questions or comments, do not hesitate to contact me at your earliest convenience.

Very truly yours,

Dan Schoenholz
Associate Environmental Scientist

cc: Yane Nordhav
Baseline Environmental Consulting

Mr. Barney M. Chan
Seabreeze Yacht Center, Inc. Site; 280 6th Avenue, Oakland
Page 2
April 12, 1996

bcc: Rick Ferrin
John Aguilar
Thomas D. Clark
Michele Heffes
Jonathan Redding

PROPOSED

PROPOSED

SCHEDULE

PROJECT: SEABREEZE TANK FOUNDATION REMOVAL

WORK ORDER NO. 202375

PREPARED BY: cn DATE: 4/4/96

YEAR	1996												1997			
MONTH	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR		
SUNDAY DATES	3 10 17 24 31	7 14 21 28	5 12 19 26	2 9 16 23 30	7 14 21 28	4 11 18 25	1 8 15 22 29	6 13 20 27	3 10 17 24	1 8 15 22 29	5 12 19 26	2 9 16 23	2 9 16 23 30	6 13 20 27	4	
BOARD MEETING DATES	5 19	2 16	7 21	4 18	2 16 30	13 27	10 24	8 22	5 19	3 17	31 14	28 11	25 11	25 8	22	
1) DESIGN																
2) PERMITTING																
3) BOARD APPROVAL OF PLANS & SPECS																
4) BID PHASE																
5) AWARD CONSTRUCTION CONTRACT																
6) CONSTRUCTION PHASE																
7) PROJECT COMPLETION																

DISTRIBUTION:

MEMORANDUM**Date:** 5 April 1996**Job No.:** S9171-C0**To:** Dan Schoenholz, Port of Oakland, Environmental Department**From:** Yane Nordhav and Rhodora Del Rosario *YN* *RD***Subject:** Plan for Quarterly Groundwater Monitoring at the Seabreeze Site, 280 6th Avenue, Oakland, California

At your request, BASELINE has prepared a plan for quarterly groundwater monitoring at the Seabreeze Site (site) located at 280 6th Avenue in Oakland. Groundwater monitoring would be conducted for one year on a quarterly basis (four quarters). Groundwater samples would be collected from monitoring wells MW-SB2, MW-SB4, MW-SB5, PW-1, and PW-2. One duplicate sample would also be collected during each quarterly event. The samples would be analyzed for Total Extractable Petroleum Hydrocarbons (TEPH), lead, and copper. The samples would be subjected to a silica gel cleanup to prevent non-petroleum compounds potentially present in the samples from interfering with the TEPH analysis. A quarterly groundwater monitoring report would be prepared to document field activities and results.

We could schedule field activities following receipt of authorization to proceed. Should you have any questions, please do not hesitate to contact us at your convenience.

- *monitoring*
initiate ^Amid - end of June.
- Baseline: RAP-

PORT OF OAKLAND
ENVIRONMENTAL DIVISION**R** APR 8 REC'D **D**
R E C E I V E
ENVIRONMENTAL DIVISION

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

March 20, 1996
SLIC StID # 236

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)567-6700

Mr. Dan Schoenholz
Port of Oakland
530 Water St., 5th Floor
Oakland CA 94607

**Re: Request for Technical Reports for Seabreeze Yacht
Center, 280 6th Ave., Oakland CA 94606**

Dear Mr. Schoenholz:

Our last correspondence to you was my December 8, 1994 letter which was written after meeting with you, Mr. Jonathan Redding and Mr. Ravi Arulanantham at your office. We discussed specifics of the remediation and a potential risk evaluation of this site. The remedial actions of removing the concrete containment structure and removing areas identified with excessive metals concentrations was discussed. My December 8th letter requested a written schedule for remedial action by **January 10, 1995**. To date, we have not received any committment to site remediation.

Since this time, I have had several conversations with Mr. Redding. I have also received the following documents:

*** Seabreeze Analytical Results September 1995**

*** October 16, 1995 Analytical Results for Soil Sampling 4 October 1995 at Seabreeze Site, Oakland and**

*** Third Interim Data Report October 1995.**

Two of these reports outlined additional subsurface investigations to further determine the extent of petroleum contamination on the southwest portion of the site. These investigations were presumably done to better determine the extent and potential expense of site remediation. These investigations were **not overseen nor approved** by our offices. The third report was a compilation of metals data on prior soil and groundwater samples.

At this time based on these additional investigations and the absence of site update given to our office, you are requested to:

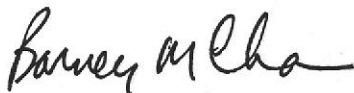
1. Continue to sample the existing monitoring wells and provide quarterly monitoring reports **within 45 days of the sampling event.**
2. Provide a schedule for the removal of the concrete containment structure.

Mr. Dan Schoenholz
Seabreeze Yacht Center, 280 6th Ave.
March 20, 1996
Page 2.

3. Provide clarification for the remediation of the elevated metal and petroleum hydrocarbon concentrations at this site.
4. Discuss the rationale for cleanup goals in soil and groundwater. Will a human health or ecological risk assessment be performed?

Please provide a written response to this letter **within 30 days or by April 22, 1996**. Please contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: Ms. Y. Nordhav, Baseline Environmental Consulting, 5900
Hollis, St., Suite D, Emeryville, 94608
J. Redding, Fitzgerald, Abbot & Beardsley, 1221 Broadway,
21st Floor, Oakland CA 94612-1837
G.Coleman, files
6-Seabreeze

JAMES C. SOPER, INC.
PHILIP M. JELLEY, INC.
GERALD C. SMITH
LAWRENCE R. SHEPP
RICHARD T. WHITE
MICHAEL P. WALSH
J. BRITTAIN HABEGGER
VIRGINIA PALMER
TIMOTHY H. SMALLSREED
STEPHEN M. JUDSON
STEPHEN M. WILLIAMS
JONATHAN W. REDDING
BETH E. ASPEDON
KRISTIN A. PACE
ROBERT F. CAMPBELL
MICHAEL M. K. SEBREE
ANTONIA L. MORE
SARAH ROBERTSON McCUAIG
MARIA I. LAWLESS
PHILIP E. DRYSDALE
KRISTEN THALL PETERS
MATTHEW P. MATIASEVICH
PAUL B. SALVATY
CARLO C. MORMORUNNI

FITZGERALD, ABBOTT & BEARDSLEY

ATTORNEYS AT LAW

1221 BROADWAY, 21ST FLOOR
OAKLAND, CALIFORNIA 94612-1837

TELEPHONE: (510) 451-3300

R. M. FITZGERALD 1858-1934
CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1963

PLEASE REPLY TO:

P. O. Box 12867
OAKLAND, CALIFORNIA 94604-2867

FACSIMILE: (510) 451-1527

December 18, 1995

Mr. Barney Chan
Hazardous Materials Specialist
Alameda County Health Care
Services Agency
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94507

Re: Port of Oakland v. Seabreeze Yacht Center, et al.

Dear Barney:

Enclosed please find the Analytical Results for Soil Sampling Dated, 16 October 1995, which is a supplement to the Third Interim Data Report dated October, 1995. This supplemental report concerning investigations adjacent to a former UST on the site identified from a 1950 Sanborn map was inadvertently omitted from my November 29, 1995, correspondence.

Please feel free to call me if you have any questions concerning the above.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY

By *Jonathan W. Redding*
Jonathan W. Redding

JWR:mbb

cc: Randall Morrison (w/encls)
Jeffrey Turner (w/encls)
Kyle Fischer (w/encls)
Michele Heffes (w/encls)

55 DEC 19 PM 4:25
ENVIRONMENTAL
PROTECTION

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

May 05, 1995

ATTN: Mr Dan Schoenholz

Port Of Oakland
530 Water St.
Oakland CA 94607

RE: Project # 2248A - A
at 280 - 6th Ave in Oakland 94606

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$900.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

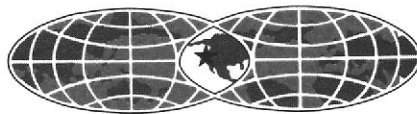
If you have any questions, please contact Barney Chan
at (510) 567-6700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Peacock'.

Tom Peacock, Area Manager
Hazardous Materials Division

c: files/inspector



PORT OF OAKLAND

ALCO
HAZMAT
95 JAN 9 PM 3:18

January 6, 1995

Barney Chan
Hazardous Materials Specialist
Alameda County Health Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda CA 94502

Dear Mr. Chan:

**SUBJECT: YOUR REQUEST FOR REMEDIAL ACTION SCHEDULE FOR SEABREEZE
YACHT CENTER, INC. (Env. Proj. # 92-109)**

This letter is in response to your letter dated December 8, 1994, in which you request a remedial action schedule for the Seabreeze Yacht Center site.

As you stated in your letter, the Phase III Remedial Investigation dated September, 1994 contained a number of recommendations. Since the Phase III report was submitted, the Port has conducted a significant amount of additional investigation. The results of this additional investigation are contained in the Subsurface Investigation Data Report, dated December 1994, which we recently submitted to you.

Due to the substantial amount of new information we have gathered, we are determining what other investigations may be necessary. Unless directed otherwise by you, we intend to defer any remedial action until we have had a chance to evaluate remedial alternatives given the new data we have obtained. We will continue to work with you in good faith in the future to determine the scope of investigations and necessary remediation.

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

Sincerely

Dan Schoenholz
Associate Environmental Scientist

cc: Yane Nordhav, Baseline
Michele Heffes
Ravi Arulanantham
Jonathan Redding

ds\seabreez\sbrz30.1tr\wp51

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 8, 1994
SLIC StID # 236

Mr. Dan Schoenholz
Port of Oakland
530 Water St., 5th Floor
Oakland CA 94607

DEPARTMENT OF ENVIRONMENTAL HEALTH
ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

**Re: Request for Remedial Action Schedule for Seabreeze Yacht
Center, 280 6th Ave., Oakland CA 94606**

Dear Mr. Schoenholz:

This letter serves to request a clarification of remedial actions for the above site along with requesting a time schedule for performing such activities. The site meeting which we had on November 16, 1994 intended to determine the remedial needs and alternatives for this site. Although I was unable to attend the meeting at your office earlier that day, hopefully, Mr. Ravi Arulanantham was able to clarify what alternatives exist given the site location, hydrogeology and potential future use.

Please inform our office whether the recommendations of your September 1994 Report are still the Port's intentions. Recall, this report proposed: the excavation of areas previously identified of having hazardous levels of lead or copper, the excavation of the concrete containment structure and if necessary, a risk assessment based on the residual contaminant concentrations. It was concurred at the site meeting, that the "free product" beneath the concrete containment structure must be removed. It appeared that the removal of the structure and the affected soils would be the most reasonable approach.

Please provide a written response to the above concerns **within 30 days or by January 10, 1995**. You may contact me at (510) 567-6765 should you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Ms. Y. Nordhav, Baseline Environmental Consulting, 5900
Hollis, St., Suite D, Emeryville, 94608
J. Redding, via fax
E. Howell, files
5-Seabreeze

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

October 5, 1994
StID # 236

Mr. Dan Schoenholz
Port of Oakland
530 Water St., 5th Floor
Oakland CA 94607

**Re: Comment on Phase III Remedial Investigation, September 1994
Report for Seabreeze Yacht Center, 280 6th Ave, Oakland 94606**

Dear Mr. Schoenholz:

Our office has received and completed our review of the above referenced report as prepared by your consultant Baseline. We are aware that a specific work plan will accompany some of the proposed recommendations, however, as you requested, our office offers the following comments on the recommendations listed in this report:

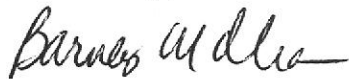
1. In regards to the four boring locations with previously identified hazardous levels of lead and/or copper, the proposal to excavate approximately 100 cubic yards around these areas and collect verification samples is acceptable. Due to the wide spread contamination of oil and grease and Bunker C oil please analyze your confirmation samples for these parameters as well as for the proposed metals.
2. The proposal to perform quarterly monitoring for the stated parameters is acceptable. At this time, our office agrees that the volatile organics previously detected in soil samples are low in concentration so as not to require further analysis.
3. In regards to removal of the concrete containment structure and the excavation of contaminated soil, a specific sampling plan should be submitted prior to this field work. In addition, please add Total Petroleum Hydrocarbons as motor oil to your list of analytes.
4. Lastly, either a qualitative or quantitative risk assessment for the residuals chemicals is an acceptable approach if deemed necessary after the aforementioned proposed activities. Please note that the management practice of a deed restriction or a deed notification may be required.

Mr. Dan Schoenholz
StID # 236
Seabreeze Yacht Center
October 5, 1994
Page 2.

Please contact me **48 working hours** prior to any field work so I may arrange to be present if possible.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: Ms. Y. Nordhav, Baseline Environmental Consulting, 5900
Hollis St., Suite D, Emeryville, CA 94608
E. Howell, files

4Seabreeze

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

August 5, 1994
StID # 236

Mr. Dan Schoenholz
Port of Oakland
530 Water St., 5th Floor
Oakland CA 94607

**Re: Comment on July 12, 1994 Work Plan for Additional Soil
Investigation at Seabreeze Yacht Center, 280 6th Ave.,
Oakland CA 94606**

Dear Mr. Schoenholz:

I understand that the above work plan has been proposed to determine whether there could have been a "Bunker C" oil release from the above ground tank and associated above ground piping which one time fed a PG&E power plant. Although, not shown on the Figure 1 map, I was informed by your consultant, Ms. Yane Nordhav, that the aerial photos show two product lines coming from the above ground tank making a "V" towards the plant.

The sampling plan uses systematic random sampling to generate the location of samples to characterize the potentially impacted areas. Assuming your analysis verifies that the samples were statistically representative, our office approves your sampling plan. I further understand that this characterization may also be used to determine liability for the diesel contamination in this area.

Please inform our office prior to your field work. Please be aware that our new office address is:

1131 Harbor Bay Parkway, Room 250, Alameda CA 94502.

You may contact me at (510) 567-6700 should you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Ms. Y. Nordhav, Baseline Env. Consulting, 5900 Hollis St.,
Suite D, Emeryville, CA 94608

E. Howell, file
2-Seabreeze

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

April 18, 1994

Jon Amdur
Assistant Port Environmental Scientist
Port of Oakland
530 Water Street
Oakland, CA 94607

Re: Alameda County Environmental Health Department, Hazardous
Materials Division's change in assigned lead for Port of
Oakland site mitigation cases

Dear Jon:

This note formally acknowledges a change in the lead case workers for all Port site mitigation projects. Barney Chan and Jennifer Eberle will now be the primary contacts assigned to handle both underground and non underground tank sites. To maximize continuity I am willing to attend the next meeting between the Port and ACDEH.

Please feel free to contact myself or Barney if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Paul M. Smith".

Paul M. Smith
Senior Hazardous Materials Specialist

C:

Neil Werner, Port of Oakland
Dan Schoenholz, Port of Oakland
Patricia Murphy, Port of Oakland
Edgar Howell, ACDEH
Barney Chan, ACDEH
Jennifer Eberle, ACDEH

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

April 12, 1994

ATTN: Mr Dan Schoenholz

Port Of Oakland
530 Water St.
Oakland CA 94607

RE: Project # 2248A - M
at 280 6th Ave in Oakland 94606

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$750.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Barney Chan at (510) 271-4320.

Sincerely,

Edgar B Howell III, Chief
Hazardous Materials Division

c: files/inspector

ALCO
HAZMAT
94 MAY 13 PM 12:36

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name Seahreeze Today's Date 4.7.94
Site Address 280 6th Ave EPA ID# _____
City _____ Zip 94606 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
Hazardous Waste generated per month? _____

Inspection Categories:

- ☐ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ☐ II. Business Plans, Acute Hazardous Materials
- ☐ III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

I.A GENERATOR (Title 22)

Manifest	<input type="checkbox"/> 1. Waste ID	* 66471
	<input type="checkbox"/> 2. EPA ID	66472
	<input type="checkbox"/> 3. > 90 days	66508
	<input type="checkbox"/> 4. Label dates	66508
	<input type="checkbox"/> 5. Biennial	66493
Misc.	<input type="checkbox"/> 6. Records	66492
	<input type="checkbox"/> 7. Correct	66484
	<input type="checkbox"/> 8. Copy sent	66492
	<input type="checkbox"/> 9. Exception	66484
	<input type="checkbox"/> 10. Copies Rec'd	66492
Prevention	<input type="checkbox"/> 11. Treatment	66371
	<input type="checkbox"/> 12. On-site Disp. (H.S.&C.)	26189.5
	<input type="checkbox"/> 13. Ex Haz. Waste	66570
	<input type="checkbox"/> 14. Communications	67121
	<input type="checkbox"/> 15. Aisle Space	67124
Confin. gency	<input type="checkbox"/> 16. Local Authority	67126
	<input type="checkbox"/> 17. Maintenance	67120
	<input type="checkbox"/> 18. Training	67105
	<input type="checkbox"/> 19. Prepared	67140
	<input type="checkbox"/> 20. Name List	67141
Containers, Tanks	<input type="checkbox"/> 21. Copies	67141
	<input type="checkbox"/> 22. Emg. Coord. Trng.	67144
	<input type="checkbox"/> 23. Condition	67241
	<input type="checkbox"/> 24. Compatibility	67242
	<input type="checkbox"/> 25. Maintenance	67243
Containers, Tanks	<input type="checkbox"/> 26. Inspection	67244
	<input type="checkbox"/> 27. Buffer Zone	67246
	<input type="checkbox"/> 28. Tank Inspection	67259
	<input type="checkbox"/> 29. Containment	67245
	<input type="checkbox"/> 30. Safe Storage	67261
Containers, Tanks	<input type="checkbox"/> 31. Freeboard	67257

Comments:

Witness the trenching around the circular containment area in the SW corner of site. Trench is approx 3' wide & 3' deep. Waited until afternoon for low tide to excavate.
kew - excavator + Bill Scott of Braselton sampler. On the east side, noticeable oil seeping from under circular pad. bay mud used to backfill + stop seepage.
6 soil spels taken per request
Mud + debris piled against trench to fill in + prevent seepage

I.B TRANSPORTER (Title 22)

Manifest	<input type="checkbox"/> 32. Applic./Insurance	66428
	<input type="checkbox"/> 33. Comp. Cert./CHP Insp.	66448
	<input type="checkbox"/> 34. Containers	66465
	<input type="checkbox"/> 35. Vehicles	66465
	<input type="checkbox"/> 36. EPA ID #s	66531
Containers	<input type="checkbox"/> 37. Correct	66541
	<input type="checkbox"/> 38. HW Delivery	66543
	<input type="checkbox"/> 39. Records	66544
	<input type="checkbox"/> 40. Name/ Covers	66545
	<input type="checkbox"/> 41. Recyclables	66800

Rev 6/88

Contact: _____

Title: _____

Signature: _____

Inspector: Bleu

Signature: _____

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 21, 1994

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. Dan Schoenholz
Port of Oakland
530 Water St., 5th Floor
Oakland CA 94607

**Re: Comment on February 24, 1994 Work Plan for Soil Excavation
at Seabreeze Yacht Center, 280 6th Ave., Oakland 94606**

Dear Mr. Schoenholz:

Our office has received and reviewed the above work plan as prepared by Baseline Environmental Consulting. We have also spoke with Ms. Yane Nordhav, their consultant. We understand that this work is being done as an aggressive attempt to remediate previously identified petroleum hydrocarbon and heavy metal contamination.

The work plan calls for a doughnut shaped excavation, approximately two feet wide, around the former containment structure and then confirmatory soil sampling. This work plan is acceptable and may be implemented with following condition:

Three additional confirmatory samples, for a total of six soil samples should be taken after the excavation. These samples should be analyzed for Total Petroleum Hydrocarbons as diesel, as motor oil, BTEX and Total Lead and Total Copper. The soluble metal analysis (STLC) should be run if any total metal concentration exceeds ten time the STLC. We also acknowledge that this is addressing only one area of concern at this site. We understand that a report will soon be issued with your consultant's recommendations for this site.

Please contact me **48 working hours** prior to your field activities so I may arrange to be present to witness this work if possible.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Barney M. Chan'.

Barney M. Chan
Hazardous Materials Specialist

cc: Y. Nordhav, Baseline Environmental Consulting, 5900 Hollis St.,
Suite D, Emeryville, Ca 94608

R. Hiatt, RWQCB
1-Seabreeze

files

DATE:

12/27/93

TO :

~~Madhulla Logan~~ Barney

FROM:

Paul

SUBJ:

Transfer of Slic cases

Site name:

Seabreeze yacht Center

Address:

280 Sixth Ave,

City Oakland

Zip 94606

Stid #

236

This site is also regulated by the following programs:

Gen

UGT

LOP

Storm Water

Contamination level: (ppm, TTLC, STLC, in order of hazard)

additional:

155 ppm stlc Pb

(allowable is 5)

61 ppm stlc Cr

(" " 25)

Have you made all entries on the deposit/refund account sheet? yes

Is the site file organized with all pertinent information in it? yes

Date of last correspondence from this office: 12/10/93

Date of last workplan/technical report: 12/2/93

DepRef remaining \$ 352.50 If the case has less than \$100 first send a Dep/Ref request for additional funds, complete this transfer sheet, and then give it with the case to Madhulla.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

December 16, 1993

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

Re: Work Plan Approval for Seabreeze Yacht Center located at
280 Sixth Avenue, Oakland, CA 94606

Dear Mr. Shoenholz:

Alameda County Environmental Health Department, Hazardous Materials Division (ACEHD) has reviewed the Phase II Remedial Investigation report, dated March 1992, and the Supplemental Work Plan, dated December 2, 1993, regarding the subject site.

The work as proposed is hereby approved. However, you are requested to submit a copy of the site safety plan.

You are also requested to notify this office in advance of future work at the site.

Please feel free to contact me if you have any questions on the above.

Sincerely,

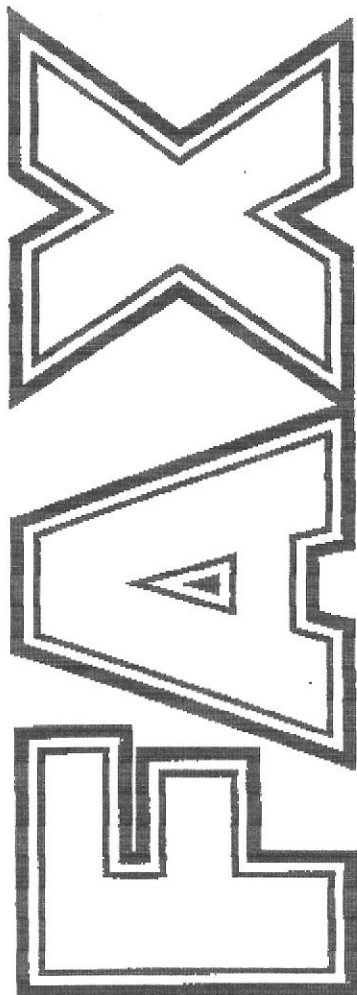
A handwritten signature in cursive script that reads "Paul M. Smith".

✓ Paul M. Smith
Hazardous Materials Specialist

c:

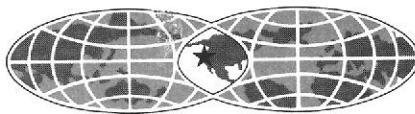
Rich Hiett, SFRWQCB, 2101 Webster St., Fifth Floor, Oakland,
CA 94612

Yane Nordav, Baseline, 5900 Hollis St, Suite D, Emeryville, CA
94608



PORT OF OAKLAND
ENVIRONMENTAL
DEPARTMENT
530 WATER STREET,
5TH FLOOR
OAKLAND, CA 94607
FAX (510) 465-3755
PHONE (510) 272-1174

FACSIMILE TRANSMITTAL**TO** ACHSA**ATTENTION** Paul Smith**FROM** Dan Schoenholz**DATE & TIME** 12/2 10:45**FAX NUMBER** 569-4757**NO. OF PAGES** 8**PORT OF OAKLAND**



PORT OF OAKLAND

93 NOV -3 PM 4:38

November 1, 1993

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

Dear Mr. Smith:

**SUBJECT: YOUR OCTOBER 21, 1993, CONDITIONAL WORKPLAN APPROVAL
FOR SEABREEZE YACHT CENTER SITE (Port Project 92-109)**

This letter is to document the results of our telephone conversation from earlier today.

As we discussed, the Port's work plan already provides for further characterization of lead in the vicinity of boring SB-9B. You stated today that the two borings proposed in our work plan satisfy the concerns you expressed in your conditional approval letter, and that no further samples were necessary.

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

Sincerely

Dan Schoenholz
Associate Environmental Scientist

cc: Yane Nordhav, Baseline

ds\seabreez\sbrz11.1tr\wp51

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

October 21, 1993

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

Re: Conditional Work Plan Approval for Seabreeze Yacht Center
located at 280 Sixth Avenue, Oakland, CA 94606

Dear Mr. Shoenholz:

Alameda County has reviewed the Phase II Remedial Investigation report, dated March 1992, for the subject site. During previous subsurface investigations contamination from lead and copper exceeded allowable soluble limit threshold concentrations (STLC) levels specified in the California Code of Regulations Title 22 (T 22). Soil analyses also indicated that total threshold limit concentration (TTLC) values were exceeded for lead in several locations. Soil data, collected in September 1990, indicated minor amounts of acetone, carbon disulfide, xylenes, 2-butanone and 1,2-dichloropropane.

As discussed in our meeting yesterday, it is possible that laboratory interference may have been responsible for the presence of these organic contaminants. As you pointed out, the locations of the two monitoring wells were chosen so that the above organic compounds, if present, could be detected. In two monitoring events, no organic compounds have thus far been detected. You are required to continue to monitor groundwater for these materials.

Additionally, total oil and grease (TOG) as high as 18,000 ppm was detected in boring SB-15. A monitoring well was subsequently placed in this area. Groundwater samples were analyzed for TOG. Because the source of this contamination has not yet been identified, you are requested to monitor groundwater for TOG in subsequent events. Since TOG levels were also detected in sample SB-8, you are requested to address the contamination issue in this area.

The work plan recommends additional investigation in several areas where previously STLC or TTLC values were exceeded. Also include in this investigation, the area boring SB-9B which indicated an STLC value of 5.6 ppm which exceeds the T 22 allowable value for lead of 5.0 ppm.

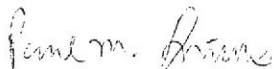
The work plan is approved with the inclusions stated in this

Mr. Shoenholz
October 21, 1993
page 2 of 2

letter. Finally, the work plan specifies that the concrete pad which formerly contained an above ground bunker oil tank will be demolished and transported off site. Since contaminated soil was encountered in soil which was previously above the cement pad, you are required to collect an appropriate number of samples beneath this area during the removal of the pad. Samples should be analyzed for Petroleum Hydrocarbons, Total Oil and Grease, copper and lead.

Please feel free to contact me if you have any questions on the above.

Sincerely,



Paul M. Smith
Hazardous Materials Specialist

c:

Rich Hiett, SFRWQCB, 2101 Webster St., Fifth Floor, Oakland,
CA 94612

Yane Nordav, Baseline, 5900 Hollis St, Suite D, Emeryville, CA
94608

11/1/93, telcon w/ Don Schoenholz w/ Port Said plans to do subsurface invest. beneath concrete plm during subsurface delimitation in the othe areas. Once it is known whether contain exists beneath this area the pad will be removed. we also clarified sampling around SB-9-B alluded to in my letter.

CIGNA Property and Casualty Companies

21860 Burbank Boulevard, Suite 200
P.O. Box 4142
Woodland Hills, CA 91365
(818) 712-6200

June 7, 1993

CIGNA

Department of Environmental Health-Alameda County
80 Swan Way, Suite 210
Oakland, CA 94621

VIAFACSIMILE(510)569-4757

ATTN: Paul Smith

Re: PRP: Port of Oakland
Site: Seabreeze Yacht Center, Inc., 280 6th Avenue, Oakland, 94606
Our File #: 717-L-765169-9

Dear Mr. Smith:

Pursuant to the Freedom of Information Act ("FOIA"), 5 USC Section 552, I am writing to request either copies of documents concerning the captioned site or a inspection of your files. Specifically, I am requesting copies of the following:

- Site history, any and all studies, RI/FS, remedial action taken.
- Violations, citations, etc., operations and involvement at site.


For Purposes of this request, the term "document" includes, without limitation, all correspondence, memoranda, inter- and intra-agency communications, minutes, reports, notes, schedules, analyses, photographs, contracts, proposals, and all other such documents tangible or retrievable of any kind.

I am aware that there is an administrative fee of \$75.00/hour to review the file. Also, I have a monetary ceiling of \$500.00. Finally, I understand that there is a charge of \$1.00 per page for copying fees or I can bring in my own copying service.

I would like to confirm my appointment to review the above-captioned file at your office on Monday, June 14, 1993 at 1:00 p.m. I would like to review everything in the file after the date of 7/31/92.

If you require additional information to process this request, please contact me at the number listed below. Thank you in advance for your assistance regarding his matter.

Very truly yours,



Genevieve Sunday,
Major Claims Regional Specialist
(818) 712-6357

21860 Burbank Boulevard, Suite 200
P.O. Box 4142
Woodland Hills, CA 91365
(818) 712-6200

June 4, 1993

Department of Environmental Health-Alameda County
80 Swan Way, Suite 210
Oakland, CA 94621

ATTN: Don Hwang

Re: PRP: Port of Oakland
Site: Seabreeze Yacht Center, Inc., 280 6th Avenue, Oakland, 94612
Our File #: 717-L-765169-9

Dear Mr. Hwang:

Pursuant to the Freedom of Information Act ("FOIA"), 5USC Section 552, I am writing to request either copies of documents concerning the captioned site or a inspection of your files. Specifically, I am requesting copies of the following:

- Site history, any and all studies, RI/FS, remedial action taken.
- Violations, citations, etc., operations and involvement at site.

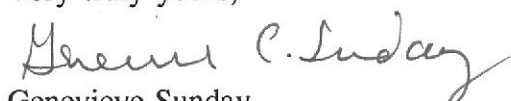
For Purposes of this request, the term "document" includes, without limitation, all correspondence, memoranda, inter- and intra-agency communications, minutes, reports, notes, schedules, analyses, photographs, contracts, proposals, and all other such documents tangible or retrievable of any kind.

In the event that a determination is made that some or all of the documents requested are exempt from disclosure under FOIA, please identify those documents withheld and the basis for the Agency's exemption in each instance. Finally, please provide me with a copy of all non-exempt material to the extent it is reasonably segregative from material claimed to be exempt from disclosure.

I am aware that your records may be voluminous. Should this be the case, I would like to inform you that I can arrange to visit your office to review/obtain the information requested.

If you require additional information to process this request, please contact me at the number listed below. Thank you in advance for your assistance regarding his matter.

Very truly yours,



Genevieve Sunday,
Major Claims Regional Specialist
(818) 712-6357



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

May 20, 1993

Dan Schoenholz
Environmental Department
Port of Oakland
530 Water Street
P. O. Box 2064
Oakland CA 94604-2064

Re: Seabreeze Yacht Center - 280 6th Ave., Oakland, CA 94606

Dear Mr. Schoenholz:

The Alameda County Department of Environmental Health, Division of Hazardous Materials charges for the review and oversight of site remediation work on a "deposit/refund" basis. The "deposit/refund" arrangement is authorized by Section 3-140.5 of the Alameda County Code.

We estimate that the review and oversight of work for the above site will take at least 10 hours. Our current hourly rate is \$75.00. Therefore we request a deposit of \$750.00. Any unused deposit will be refunded at the completion of our work and we keep a detailed accounting of all our charges. Please make your check payable to Alameda County and remit to the address listed above.

The "deposit/refund" method of charging for our services is for site remediation work that is not eligible for inclusion in the Local Oversight Program (LOP). The LOP is a federal and state petroleum underground storage tank cleanup program and the billing is done by the State Water Quality Control Board.

Please contact me at (510) 271-4320 if you have any questions.

Sincerely,

Britt Johnson
Hazardous Materials Specialist

DEPARTMENT OF ENVIRONMENTAL HEALTH

APPLICATION FORM

MFR Sent 11/6/91
(date)PURPOSE: Permit Application ☐ Service ☐ Renewal ☐

Computer No.

TYPE OF ACTION: New ☐ Premises Change ☐ of Owner Change ☐ of Name Change ☐ of Status Change ☐ of Mailing Address Inactivate ☐ Delete ☐ Unincorp. ☐Premises Name Seabreeze Yacht
A. Premises Address 280 6th Ave. Oakland, CA 94606
Number Street City Zip Code PhoneOwner/Applicant Rosenblum, Parish & Bacigalopi
If corporation, also show name of corporation president _____ Phone _____B. Mailing Address 555 Montgomery St. San Francisco, CA 94111 415/421-8232
Number Street City Zip Code

SEND BILLING TO ADDRESS: A, B (circle one)

Prior Business Name _____ Prior Owner's Name _____

Property Owner _____
If corporation, also show name of corporation president _____ Phone _____Address _____
Number Street City Zip CodeE.U.
NO.C.P.
CODE

FOOD CATEGORIES

Bakery

- ☐
- Under 2,000 sq. ft. (130)
-
- ☐
- 2,000 - 6,000 sq. ft. (131)
-
- ☐
- Over 6,000 sq. ft. (132)

Food Market, Retail

- ☐
- Under 3,000 sq. ft. (120)
-
- ☐
- 3,000 - 10,000 sq. ft. (121)
-
- ☐
- Over 10,000 sq. ft. (122)

Confectionary (125)

Restaurant

- ☐
- Tavern, Cocktail lounge (104)
-
- ☐
- Snack Bar (105)
-
- ☐
- Drive-In, Take Out (110)
-
- ☐
- Catering Commissary (111)
-
- ☐
- Under 26 seats (100)
-
- ☐
- 26 - 50 seats (101)
-
- ☐
- 51 - 75 seats (102)
-
- ☐
- Over 75 seats (103)
-
- ☐
- In Plant Feeding (114)
-
- ☐
- Bed & Breakfast (Cont.) (115)
-
- ☐
- Bed & Breakfast (Reg.) (116)

Vending Machine

Other Food

Temporary Food Operation

- ☐
- Special Event Facility (113)
-
- (not to exceed 3 days)
-
- ☐
- Temporary Food Facility (108)
-
- (not to exceed 21 days)
-
- ☐
- Seasonal Food Facility (129)
-
- (not to exceed 45 days)

Food Vehicle

- ☐
- Vehicle Application Fee
-
- ☐
- Mobile Food Prep. Unit (107)
-
- ☐
- Stationary M.F.P.U. (117)
-
- ☐
- Retail Food Vehicle (112)
-
- ☐
- Itinerant Vehicle (128)

GENERAL CATEGORIES

- ☐
- Plan Review
-
- ☐
- Special Service

- ☐
- Public Swimming Area
-
- ☐
- Commercial Spa
-
- ☐
- Mobilehome Park
-
- No. Spaces _____

Private Waste Disposal

- ☐
- Site Evaluation
-
- ☐
- Percolation Test
-
- ☐
- Plan Review
-
- ☐
- Installation

Holding Tank

- ☐
- Site Evaluation
-
- ☐
- Installation
-
- ☐
- Inspection

Water Supply-Utility

- ☐
- Community System
-
- ☐
- Non-Community System
-
- ☐
- State Small Water System
-
- ☐
- Local Small Water System

Private Water Supply

- ☐
- Flow, Bacti. & Chem. Anal.

Drinking Water Analysis

- ☐
- Bacterial
-
- ☐
- Chemical
-
- ☐
- Flow Rate

Other

Number of Units/Hrs. 2.3 hrs. Fee Per Unit/Hr. \$ 67.0 per hr Total Fee \$ 140.00

REMARKS: _____

278 ^{copies} were made, @\$1.00 per pageTotal Due \$ 418.00You will receive a **BILL** in accordance with Article 11 of Chapter 6, Title 3 of the Ordinance Code of Alameda County

Owner/Applicant _____ Date _____

Sanitarian [Signature] Phone 271 4320 Date 11/6/91

ROSENBLUM
PARISH &
BACIGALUPI
PROFESSIONAL CORPORATION

October 10, 1991

91 OCT 11 AM 11:37

Direct Line
(415) 477-9425

Barney Chan
Alameda County Department of
Environmental Health
Hazardous Materials Program
800 Swan Way, Room 200
Oakland, CA 94621

Re: Seabreeze v. Rubke
Case No. C 91 0336 CAL

Dear Mr. Chan:

Pursuant to our earlier discussion, please forward to me copies of the documents your office produced to the Long & Levitt law firm in response to the attached subpoena. These documents relate to the property formerly occupied by the Seabreeze Yacht Center at 280 6th Avenue, Oakland, CA 94606, as more fully described in the attached subpoena.

I understand that the cost for copying these documents is \$67.00 per hour, \$1.00 per page. You estimated that reproduction will cost approximately \$175.00.

I appreciate your prompt attention to this matter. Thank you for your assistance.

Yours truly,


Margaret L. Nordquist

MLN/t:MISC5.039

Enclosure

4/15/91

04/12/1991

08:37

OES

HQ SACRAMENTO

916 427 4212

P.02

Source: concrete pad beneath a removed w/o tank formerly owned by PGE, now owned by Port of Oakland. Spoke to D. Schoenholz & he wanted to assure me that the P.O. will address this problem.

16430

STATE OF CALIFORNIA
OFFICE OF EMERGENCY SERVICES
STATE WARNING CENTER
VERBAL NOTIFICATION

DTG

COUNTY

4/11/1991

ALAMEDA

HAZARDOUS SUBSTANCE SPILL REPORT

NOTIFIED OES

Chief ECKENRODE USCG

PHONE

415

437-3073

REPORTED BY

PHONE

SUBSTANCE

BLACK OIL

QTY

UNKNOWN

SPILL SITE: P/L

1/2

SHR

RD

O/F

REF

R/R

S/S

IND PLT

DTG OCC/FND

1840

LOCATION

5th Ave off Embarcadero Dr (Oakland)

SCOTTY BASILL 415-839-1212

ZIP

94606

WHAT HAPPENED

PRIVATE PERSON WAS WALKING ALONG THE SEA WALL AND NOTICED A BLACK OIL OILING FROM THE SAND. USCG

IS SEND SOMEONE OUT TO EVALUATE THE SITUATION AND WILL ADVISE (LOW TIDE) IF TIDE WAS IN IT WOULD BE UNDERWATER.

CONTAINMENT/CLEANUP/WATER INVOLVED

WATER INVOLVED.

RECEIVED BY

FR

LCL AGENCIES ON SCENE/NTFD: FD

SO

PD

CO DOH/HW

CO OES

AIR/Q

NRC

2138hrs UPDATE

USCG Reported They Found OLD TANK IN VICINITY OF SAND. MAY BE SOURCE OF OIL. WILL RETURN TOMORROW - DETERMINE NOTHING SERIOUS EXISTED

AGENCIES NOTIFIED

STATE AGENCIES

	NAME	TIME
DFG ³	T/C	2201
RWQCB ²	T/C	2201
SFM P/L		
DOG		
LANDS [✓]	T/C	2201
DHS/ST		
CAL/OSHA		
PUC		
CHP		

	NAME	TIME
F & A		
CDF		
DPR		
ST BAR		
FEDERAL AGENCIES		
EPA ⁵⁸	T/C	2201
USCG	RP	
USFWS		
FEMA IX		
OTHER		

LOCAL AGENCIES & SPEC DISTRICTS

	NAME	TIME
DOH/CO		
E B PARKS		
UC S BARB		
FRESNO CO		
HUMBOLDT CO		
LA CO FLOOD		
SBDO CO		
SOLANO CO		
VENTURA CO		

PORT OF OAKLAND



BOARD OF PORT COMMISSIONERS CITY OF OAKLAND

DOUGLAS J. HIGGINS
R. ZACHARY WASSEMAN
CAROLE WARD ALLEN
RONALD W. BRADY
G. WILLIAM HUNTER
PATRICIA PINEDA
THOMAS J. SWEENEY

President
1st Vice President
2nd Vice President
Commissioner
Commissioner
Commissioner
Commissioner

January 23, 1990

Mr. Alan Pendleton, Executive Director
San Francisco Bay Conservation and
Development Commission
Thirty Van Ness Avenue, Suite 2011
San Francisco, CA 94102-6080

Subject: Submittal of Administrative Permit Application for
Installing Temporary Fencing and Flotation walkway at
280 6th Avenue, Oakland

Dear Mr. Pendleton:

The Port of Oakland has been directed by the Alameda County Department of Environmental Health, Hazardous Materials Program staff to conduct a remedial investigation of the subject property. In compliance with this directive, and to facilitate the investigative process, the Port herewith submits the enclosed permit application for authorization to install temporary fencing and a Flotation walkway at the subject site. The fencing and walkway, as described in the application, are necessary for purposes of securing the site from unauthorized entry and providing an alternate access route to a portion of the existing marina, now accessed through the subject site.

The Port is requesting that an administrative permit be authorized because the type of work generally conforms to examples five and six of the permit application information booklet and since the site investigation may or may not produce an outcome that requires further authorizations.

If there are questions regarding the application please contact Dean Luckhart at 839-2597 or Michele Heffes at 839-2656.

Sincerely,

Neil Werner

Neil Werner
Port Environmental
Compliance Supervisor

encl: Permit Application
Check No. 86080

cc: Robert Martinez
Steve Wisbaum, Baseline Environmental Consulting
John Glover
Dean Luckhart
Michele Heffes

NW/DL/dl/pc/bcdc012390

66 Jack London Square • P.O. Box 2064 • Oakland, California 94604-2064 • Phone (415)444-3188
Cable Address PORTOFOAK, Oakland - Telex 336-334

MEMBER OF THE AMERICAN ASSOCIATION OF PORT AUTHORITIES, INC. THE AIRPORT OPERATORS COUNCIL INTERNATIONAL, INC.
AND THE INTERNATIONAL ASSOCIATION OF PORTS AND HARBORS

bcc: Ariu Levi, Alameda County Department of
Environmental Health

SAN FRANCISCO BAY CONSERVATION
AND DEVELOPMENT COMMISSION
30 Van Ness Avenue
San Francisco, California 94102
Telephone: (415) 557-3686

TO BE FILLED IN BY BCDC:

1. Application Number: _____
2. Date Application Filed with BCDC: _____
3. 90th Day After Filing: _____
4. Date Fee Posted: _____ Amount: _____
5. Receipt Number: _____
6. Amendment Fee Posted: _____ Amount: _____
7. Amendment Fee Receipt Number: _____

=====

APPLICATION FOR BAY PERMIT FROM SAN FRANCISCO BAY
CONSERVATION AND DEVELOPMENT COMMISSION

This form is for use in applying for a permit for any project within the McAteer-Petris jurisdiction of the San Francisco Bay Conservation and Development Commission. The application form is long, but only parts of it will have to be completed for any particular project. Many of the questions asked in the application form relate to (1) the McAteer-Petris Act (California Government Code Sections 66600 through 66661), which is the law under which the Commission operates, (2) the Commission's San Francisco Bay Plan, and (3) the Commission's regulations (14 California Administrative Code Division 5). Copies of the law, the plan, and the regulations are be obtained from the Commission at its office at 30 Van Ness Avenue, Suite 2011, San Francisco, California, 94102. The Commission's staff can help explain these documents as they affect any particular project. An applicant should also consult the information booklet entitled Applying for Permits. Applicants for projects in the Suisun Marsh should use the Marsh Permit Application form, not this application form.

COMMISSION POLICY REGARDING CONTACT BETWEEN COMMISSIONERS AND APPLICANTS:

Commissioners should avoid to the greatest possible extent any discussion of permit application matters with individuals or groups on any side when such discussions are not part of the public hearing process. Non-voting Federal Commissioners may discuss applications with applicants. Commissioners may discuss applications with one another and with the staff outside of the public hearing. The Executive Director shall inform applicants of this policy at the time applications are provided.

TO THE APPLICANT:

The applicant must completely answer all questions relevant to the project and must attach to the application all required supporting materials. Until the needed information and materials are supplied, the Commission will be unable to file or act on the application. The application may also attach any additional materials (statements, drawings, maps, etc.) that may be helpful to the Commission in processing the application.

APPLICANT AND REPRESENTATIVES

- | | |
|---|--|
| 1. Site Owner's Name: <u>Port of Oakland</u> | Owner's Representative <u>1/</u>
(if any): <u>John Glover</u> |
| Address: <u>77 Jack London Square</u> | Address: <u>66 Jack London Square</u> |
| <u>Oakland, CA 94607-3798</u> | <u>Oakland, CA 94607-3798</u> |
| Telephone No.: <u>415-839-2597</u> | Telephone No.: <u>415-444-3188x244</u> |
| 2. Applicant's Name (if different from
Owner): _____ | Applicant's Representative <u>1/</u>
(if any): <u>N/A</u> |
| Address: _____ | Address: _____ |
| _____ | _____ |
| Telephone No.: _____ | Telephone No.: _____ |

PROJECT

3. Project name (if any): Site Investigation - 280 6th Avenue
4. One Sentence Description of Work and Uses: The project consists of a floatation walkway & security fencing.

It is expected that all necessary approvals will be obtained and work will commence by February 19, 1990.
(date)

Work is expected to be completed on July 20, 1990.
(date)

5. Total Project Cost 2/: \$40,000 Application Fee: \$100.00

LOCATION

6. County(ies): Alameda

1/ See Item No. 38 of this application form for certification.

2/ "Total Project Cost" means all expenditures, including for planning, engineering, architectural, and other services, made or to be made for designing the project plus the estimated cost of construction for all aspects of the project within and without the Commission's jurisdiction. If the amount stated does not appear to reflect accurately the total project or all costs associated with designing and building the project, the application will be returned unfiled.

7. City(ies) if any (if unincorporated, name of community or other general area): Oakland
8. Assessor's parcel number or other brief legal description if no assessor's parcel number is available (attach a drawing showing property boundaries):
See Attachment
9. The names, addresses, and phone numbers of all property owners,^{3/} tenants, and residents whose property is located within 100 feet from any boundary of the project are:
- NORTH: See Attachment
- SOUTH: PORT; Marina tenants (see attached list)
- EAST: PORT; City of Oakland Right-of-Way
- WEST: PORT;
10. Total number of linear feet of shoreline within the project site: 750 ft.
11. Does the owner of the property that is the subject of this application own any adjacent bayfront property? yes. If so, indicate the total number of linear feet of shoreline owned Approximately 19 miles. Was the property or any part thereof subdivided on or after November 10, 1969? Yes No X. If so, please explain: _____
12. Has a BCDC permit been issued previously for any activity on this property? Yes No X. If so, please state the identification number of any permit(s) issued previously _____

WORK PROPOSED

Work, including placing fill,^{4/} dredging, or changing the use of land or structures, done either in (1) any area touched by Bay waters (usually between plus 5 and plus 6.5 feet Mean Sea Level), (2) a managed wetland, (3) a salt

- 3/ If you use the local tax assessor's roll to determine the identity of the adjacent property owners, be sure to check the updates to the annual roll to reflect any recent transfers.
- 4/ "Fill" includes Bay fill, such as earth, pilings, or any other material; any water coverage whether on pilings or by cantilever; floating structures moored for extended periods of time, such as houseboats and floating docks; and any material, including structures, paving, and landscaping placed within the 100-foot shoreline band.

pond, (4) certain waterways, or (5) within the 100-foot-wide shoreline band requires a permit. Different policies and fees apply to different types of work and jurisdiction. Therefore each of the following questions must be answered. If the question does not apply to your project, please state "Not Applicable."

State in Items 13 through 16 the volume (cubic yards) and area (acres or square feet) affected by the following:

13. Dredging: N/A

Location of proposed spoil disposal: _____

14. Fill in, over, or on the Bay: Temporary floatation to the existing berths.

Fill materials: _____

15. Fill in, over, or on a marsh, salt pond, managed wetland, or certain waterway (specify which): N/A

Fill materials: _____

16. Shoreline Band Work: N/A

Type, e.g., earth, pilings, structures, or pavings, of materials to be placed: Up to 200 lineal feet, 6' ht. chain link fencing

Amount, in cubic yards, of fill material to be placed: N/A

Area, in square feet, to be filled: N/A

Area, in square feet, of structure(s) footprint: N/A

Height of tallest portion of structure(s): 6'

Number of stories in each structure: N/A

Area, in square feet, of hard ground surfaces, such as parking, drive-ways and pathways: _____

Number of parking spaces: N/A

Area, in square feet, of landscaping: N/A

LOCAL APPROVAL

17. State the approving local agencies, e.g., city, county, special district, etc., types and dates of each approval that is required and has been obtained or has been applied for, including but not limited to rezoning, subdivision, PUD, engineering, utilities and/or review by planning commissions, or departments, port authorities, special committees, boards of supervisors or city councils, or regional bodies. Indicate the name of the local person knowledgeable about the approval.

Approving Agency	Type of Approval	Date of Approval	Knowledgeable Person and Telephone Number
Alameda County Flood Control & Water Conservation	Soil Boring Permit	Expected 11/20/89	wk. of/Mr. Craig Mayfield (415) 484-2600

OTHER APPROVALS

18. Other governmental approvals that are required include:

	Required Yes No	Date Applied For On	Date Approval Expected Or Granted	Knowledgeable Person And Phone Number
a. State Lands Commission (indicate letter, permit, or lease)	X			
b. Regional Water Quality Control Board (indicate whether an order establishing requirements or certification or both will be required)	X			
c. U. S. Army Corps of Engineers (indicate Public Notice number, if any)	X	Pending		
d. Department of Fish and Game	X			
e. Other Dept. of Environmental Health	X	7/9/89	11/3/89	Arzu Levi

ENVIRONMENTAL DOCUMENTATION REQUIRED UNDER
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

19. If a local government having jurisdiction is acting as the lead agency for the project, the applicant should first be consult the local government and should then fill out whichever of the following applies:

a. Categorically exempt: N/A Class: Item:

Describe exemption status and date granted: N/A

b. Date final Negative Declaration adopted (attach copy): N/A

c. Date final Environmental Impact Report Certified (attach copy):

N/A

If no local government is acting as the lead agency for the project or the Commission staff believes that the Commission should act as the lead agency, a Commission staff statement that the project is either statu-
torily exempt, categorically exempt, will have no substantial adverse
environmental impact, or an environmental assessment completed pursuant to
Chapter 15 of the Commission's regulations. The applicant should contact
the Commission staff and consult Chapter 15 of the Commission's regulations
for further information.

PROJECT DETAILS AND JUSTIFICATION

(NOTE: The following questions must be answered on a separate sheet(s) of paper attached to the application. Be sure to number your answers correspond-
ing to the number of the question. If any question is not relevant to your
application, write "Not Applicable." However, an omission or incomplete
answer to any question that is found relevant may result in the application
being returned unfiled.)

20. Describe the purpose of the project. Include a description of all facilities and uses that now exist at or immediately adjacent to the project site. Also, fully describe all facilities and uses proposed as part of the project. Give the dimensions and construction materials of all existing and proposed facilities in the Bay and in the 100-foot shoreline band.

21. If the project includes dredging, explain (a) what is the purpose of the dredging, (b) how much future maintenance dredging will be required, (c) what type of investigations regarding dredged spoil conditions have been or will be carried out, and (d) where the spoils will be deposited, and if not in the ocean, why the spoils cannot be deposited inland out of the Commission's jurisdiction.

22. If fill in or over a tidal or marsh area is proposed as part of the project, explain clearly (a) why the fill is the minimum amount necessary, (b) why there is no alternative upland location for the project, (c) how much total tidal or marsh area is to be covered by each use, and (d) what various types, e.g., solid, pile-supported, floating, or cantilevered, of fill are to be utilized.
23. Explain in detail (a) what public access now exists at the site or nearby, (b) what type and amount (indicate both the linear feet along the water frontage and the total area) of public access to the Bay and its shoreline is proposed in conjunction with this project, (c) why greater public access cannot be provided, (d) what alternative public access sites are proposed if access at the site is not appropriate, (e) how public access will be permanently guaranteed, (e.g., dedication, restriction, etc.), (f) what parking for public access now exists and is proposed, (g) what facilities for handicapped persons are proposed, (h) what connection between any proposed public access and the nearest public road or public off-site path now exists or is proposed, and (i) if public access is not proposed, why access is not feasible in this project. (NOTE: Please refer to Public Access Design Guidelines for public access design criteria. The Guidelines are available from the Commission.)
24. If the project involves fill in or over a tidal or marsh area that the applicant believes qualifies as minor fill to improve shoreline appearance or to provide new public access to the Bay, explain why it is physically impossible or economically infeasible to improve shoreline appearance and/or provide new public access to the Bay without filling. Also include a photograph showing existing shoreline appearance.
25. For projects involving fill in tidal areas or a marsh, please fully explain how the project (a) will result in a permanent shoreline and (b) will only involve water-oriented uses on the proposed fill.
26. If you believe the project is necessary to the health, safety, or welfare of the public in the entire Bay Area please fully explain why.
27. Explain how the maximum amount of water surface area (including marshland) will be retained.
28. Describe steps taken to assure that any project involving Bay fill will afford reasonable protection to persons and property against hazards of unstable geologic or soil conditions or of flood or storm waters. Include the names of any licensed geologist, engineer, or architect who can provide technical details and certify the safety of the project.
29. Explain how the public, not private, benefits of the project exceed the public detriment from the loss of any water or marsh area and from any other adverse environmental effects related to the project. Any mitigation proposed as part of the project should be fully described.

30. If you believe the application can be processed as an Administrative Permit without the need of a public hearing, indicate which type of work listed on pages 10 and 11 of the booklet "Applying for Permits" most completely describes your project.
31. Indicate all public improvements and public utility facilities, e.g., electricity, gas, sewer, water, etc., necessary or incidental to the proposed project. Please include the names and addresses of the public agencies or public utilities who will have ownership or control over such public improvements or public utility facilities.
32. Identify any specific policies of the McAteer-Petris Act (California Government Code, Title 7.2, especially Section 66605) and the San Francisco Bay Plan that you believe support your project.

EXHIBITS

(NOTE: The following information MUST be attached as exhibits to the application. Failure to include all the requested information will result in the application being returned unfiled. Please label exhibits "A", "B", etc. and reference them to the number indicated below.)

33. SITE PLAN. A plan or set of plans that shows exactly the nature, scope, and location of the proposed work, clearly shows and distinguishes between existing and proposed improvements, existing and proposed topography, existing and proposed public access areas, shows all building elevations, shows the line of mean sea level (sea level datum 1929 (NGVD)), the line of highest tidal action, the line 100 feet inland from the line of highest tidal action, salt pond areas, managed wetlands, property lines, names of adjacent or nearby roads, streets or highways, all existing control points, all major fixed objects and structures, all major utilities, if solid fill or dredging is proposed, all existing topographic conditions with appropriate elevations and all proposed topographic changes with appropriate elevations, including the top and the toe of the bank, and other important geographic, topographic and physical features, including mudflats and marshes. The site plan must have a north arrow, a graphic scale, project title name and an identification of the exhibit as the project site plan, and the name, address, and telephone number of the person(s) who prepared the site plan, and the date of the plan's preparation. It is advisable that additional plans, elevations, and/or sections of the project also be included if they help to depict the relationship of the project to the Bay.

In addition to one set of site plans at a convenient scale, the applicant shall also provide a master of the set of plans that is no larger than 8-1/2 by 11 inches in size and suitable for reproduction. Two hundred (200) copies of exhibits of another size may be furnished in lieu of a reproducible master copy; applicant should consult with the BCDC staff prior to submitting the 200 copies.

34. VICINITY MAP. The vicinity map shall consist of a United States Geological Survey Topographical Map (7.5 minute series) on which the project site is outlined.
35. LOCAL REPORT. Prior to the filing of this application, the applicant must apply for all required discretionary approvals, including but not limited to an excavation permit, a tentative or final subdivision map approval, a fill permit, a conditional use permit, a variance, a zoning change, an annexation approval, a master plan approval, and a planned-unit development approval, to each local government from which a discretionary approval is required for this project and either 90 days must have passed since the local government filed the application or the applicant must submit a local report as part of this application.

The local report shall be made either by the city council, the county board of supervisors, or by any person or agency to whom the council or board has delegated the authority to prepare such a report. If the Executive Director believes that the person who prepared or signed the report does not have the authority to do so, the Executive Director shall not accept the local report until the applicant has submitted a letter signed by the head of the council or board attesting to the authority of the signer of the local report to represent the council or board.

Local reports shall be in writing, shall describe the project considered by the local government, and shall constitute either a final approval, with or without conditions, or a final disapproval of the application and the reasons for the final action, or for projects for which the only remaining local approval(s) are ministerial or for subdivisions or other land divisions requiring a Commission permit for which final local approval or disapproval has not been granted, a statement that the local government either favors the project, with or without conditions, or does not favor the project.

36. LEGAL PROPERTY INTEREST. Attach proof that the applicant possesses either (1) a fee interest that does not prohibit the proposed activity or an easement that permits the proposed activity, (2) a leasehold whose remaining period of occupancy is long enough to provide a reasonable amortization period for the project and whose terms allow construction and use of the proposed project, (3) an enforceable option, or (4) the authority to acquire the property by eminent domain.

Such proof shall consist of either a title report, including a metes and bounds description, or other information of similar accuracy and reliability to show that the applicant holds the interest. In the case of an application for an administrative permit that involves the placement of fill in San Francisco Bay for purposes other than shoreline protection or the repair of existing structures and in the case of an application for a major permit, the title report or other similar proof should be no more than one year old.

37. APPLICANT DISCLOSURE FORM AND STATEMENT. The State Legislature recently amended the Political Reform Act of 1974 through Assembly Bill No. 1040. Assembly Bill No. 1040 requires in part that an applicant for a BCDC permit must provide as part of the application a statement that discloses each and every federal, state, and local campaign contribution of \$250 or more made by the applicant or his or her agent to any Commissioner or Alternate within twelve months preceding the application. Therefore, please provide in the space below the approximate date of each such contribution and the person to whom the contribution was made. You may use additional sheets of paper if necessary. For your information, a list of all Commissioners and Alternates is attached. In addition, Assembly Bill No. 1040 also prohibits an applicant and his or her agent from contributing \$250 or more to any Commissioner or Alternate during the pendency of the application or during a period of three months after the vote on the application. Violations of these provisions may be punished as a misdemeanor and may, in addition, subject the violator to a fine of up to \$10,000. Other penalties may also apply for the violation of these provisions.

<u>Date of Contribution</u>	<u>Commissioner or Alternate To Whom Contribution Made</u>
_____	_____
_____	_____
_____	_____

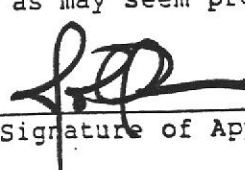
38. CERTIFICATION

Signature of Applicant (or Representative)

I hereby certify under penalty of perjury that to the best of my knowledge the information in this application and all attached exhibits is full, complete, and correct, and I understand that any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for denying the permit, for suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper to the Commission.

Date: _____

1/22/90


(Signature of Applicant(s) or Agent)

If the signer of the application is the representative of an individual applicant, please complete the following form to bind the applicant legally in all matters concerning this application.

Authorization of Representative by Individual:

I hereby authorize _____ to act as my representative and bind me in all matters concerning this application.

Date: _____ (Signature of Applicant(s))

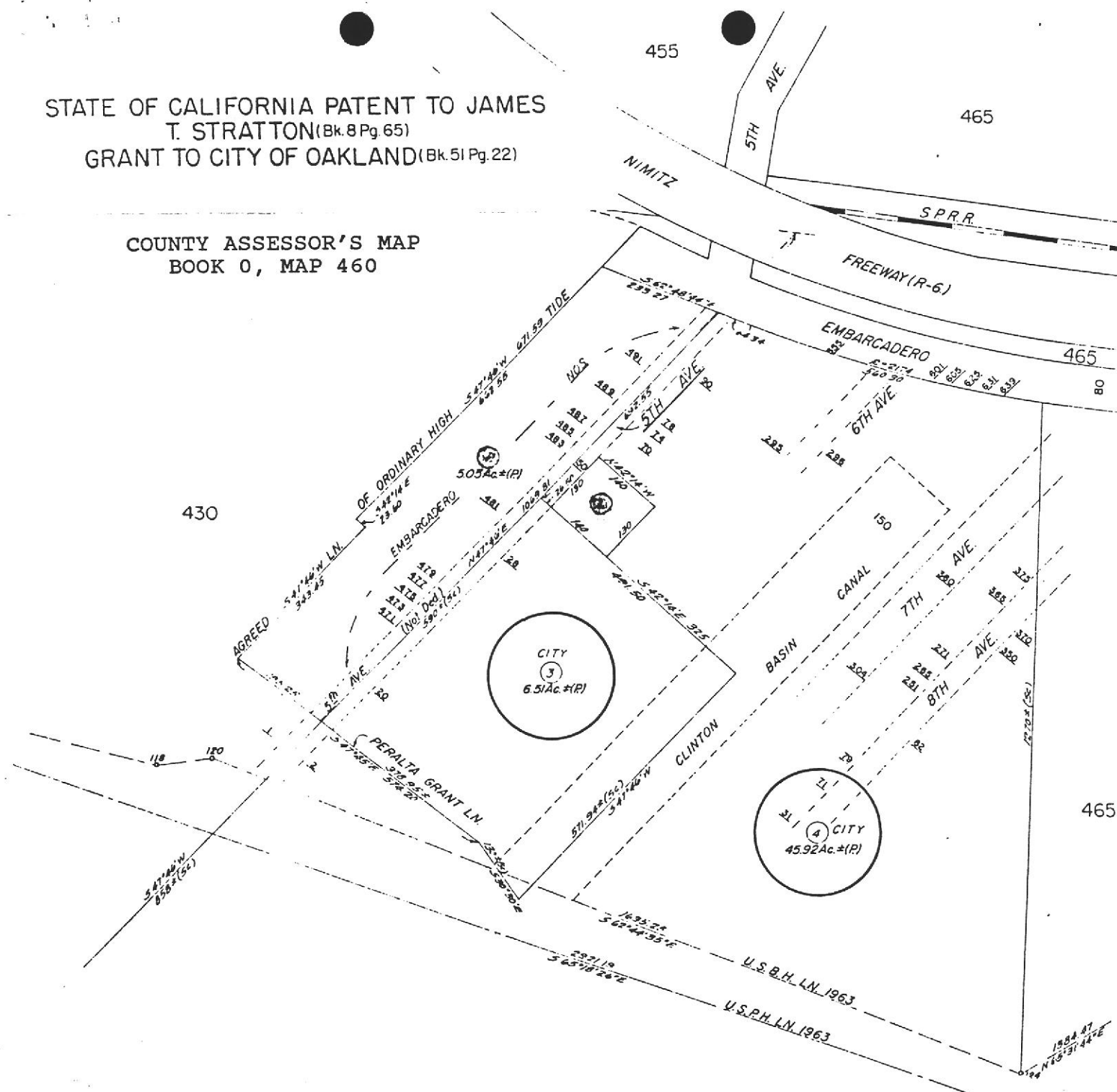
If the applicant is a corporation, please attach written evidence, such as a resolution of the board of directors, that the agent or representative has the legal authority to bind the corporation.

If the applicant is a governmental entity, please attach written evidence, such as a resolution of the appropriate body, that the agent or representative has the legal authority to bind the governmental entity.

If the applicant does not own the property that is the subject of the application, attach a written authorization by the property owner that the applicant is authorized to apply for the permit.

STATE OF CALIFORNIA PATENT TO JAMES
T. STRATTON (Bk. 8 Pg. 65)
GRANT TO CITY OF OAKLAND (Bk. 51 Pg. 22)

COUNTY ASSESSOR'S MAP
BOOK 0, MAP 460



DATE: 12/06/1989

PAGE: 1

COUNTY RECORDS OF PARCEL NUMBERS AND OWNERS

PARCEL NUMBER	STREET ADDRESS	OWNER'S NAME	ADDRESS IF DIFFERENT	RECORDER'S NUMBER
0-460-1-0	499 EMBARCADERO	SILVEIRA J W & BARBARA O	499 EMBARCADERO OAKLAND CA 94606	0A2 113018671103
0-460-2-0	50 5TH AV	SCHULTZ ROBERT A	4624 BROOKDALE OAKLAND CA 94619	079 252704791213
0-460-3-0	<u>230</u> 5TH AV	CITY OF OAKLAND	-0- -0- -0-	073 009569730123
0-460-4-0	375 8TH AV	CITY OF OAKLAND	-0- -0- -0-	0 000000000000

Attachment:

9. NORTH: Port: Seabreeze Cafe, 280 6th Avenue, Oakland, CA 94606

A. Ray Maconney
Atlantis Society
P. O. Box 188
Mt. Gobn, CA 94557

Pacific Plaza Hotels Inc.
77 Jack London Sq.
Oakland, CA 94607

SEABREEZE - MARINA TENANT LISTING

Romell Ash
485 Fortuna
San Leandro, CA 94577
415-562-8809
415-568-1206

Lawnie Bowerman
2259 Placer Drive
San Leandro, CA 94578
415-351-1002

Jerry Close
28814 Mission Blvd.
Hayward, CA 94519
415-582-4993
415-884-7555

Albert Coppolo
14947 Fjord Street
San Leandro, CA 94578
415-352-4073

Colin D. Dewey
P. O. Box 70325
Oakland, CA 94612
415-839-6659

Golden State Diesel
357 Embarcadero
Oakland, CA 94606
415-465-1093

Golden State Diesel
357 Embarcadero
Oakland, CA 94606
415-465-1093

Paul R. Leduc, Jr.
3110 Arroba Way
San Jose, CA 95118
408-266-9076
800-657-9255

Chi Hop Lee
1059 60th Street
Oakland, CA 94608
415-653-3097

pc/dl011690

Daryl Nyburg
424 Boynton Avenue, #218
San Jose, CA 95117
408-243-8520
408-742-1968

K. O'Donoghue
2000 Buena Vista
Alameda, CA 94501
415-522-8901
415-543-0499

Vernon Pahlka
226 Payran
Petaluma, CA 94952
707-765-2064

Bonnie Palumbos
P. O. Box 70128
Oakland, CA 94612
415-621-4309

David Marshall Perkins
4231 Howe St., #7
Oakland, CA 94611
415-654-5679
415-930-5500

John D. Riley
2236 Mariner Square Dr., #20
Alameda, CA 94501
415-523-8535
415-451-4237

Charles Thompson
Chuck's Marine
296 - 6th Avenue
Oakland, CA 94606
415-272-0765
415-827-0360

Gene Young
P. O. Box 19016
Oakland, CA 94619
415-533-9180
415-577-7184

1/23/90

PROJECT DETAILS & JUSTIFICATION

20. The project was developed in response to a notice in August of 1989 from the Alameda County Department Environmental Health, Hazardous Materials Program that a Port tenant, the Seabreeze Yacht Center, located at 280 6th Avenue, was in violation of California hazardous waste statutes and codes for failing to characterize and remediate contamination discovered on the site by the County in 1988. (see attachment A) The tenant subsequently declared bankruptcy and vacated the site. The Port, as landowner, is currently addressing the violation as mandated by the county.

The direction from the County addresses only the site investigation and characterization of possible contaminants to enable the development of a remediation program. At this time the extent of the contamination is not known. Information obtained through implementation of the work plan may form the basis for a modification of, or a revision to the subject permit. For additional information refer to enclosed work plan. The work plan was approved by the county on November 3, 1989. (see attachment B)

The scope of the current project includes temporary fencing of the site to protect the public from possible exposure to potentially hazardous materials during the investigation. This safety consideration will also require a new, temporary, flotation walkway to join two separate segments of the marina and the removal of one existing gangway to further control access to the test area.

The portion of the approximately 9 acre site that is within BCDC jurisdiction currently consists of an open, unpaved yard used for dry-dock boat repairs, a warehouse occupied by artists' studios (2,000 s.f.), an abandoned marine supply shop (600 s.f.), an abandoned marine repair structure (1,500 s.f.) a cafe (1,000 s.f.) and, a marina for approximately 100 boats.

21. Not Applicable

22. The fill required for this project is the minimum amount required to provide a walkway between two independent sections of the marina. The walkway will be approximately 3' wide by 75 feet long. The walkway is needed to control access to the site under investigation.

23. a) No public access now exists at the site other than to the cafe which has an outdoor seating area. The nearest public access is two-thirds of a mile north and is known as Channel Estuary Park.

b) No public access is proposed as a part of this site contamination investigation project.

c) Not applicable

d) No alternative public access is proposed as a part of this site contamination investigation project.

e) Not applicable

f) Not applicable

g) No facilities for handicapped persons are proposed.

h) Not applicable

i) Public access is not feasible as a part of this project because the intent is to keep the public from entry to the site pending completion of the investigation and any remediation measures that may be required as a result of findings made in investigation.

24. The fill being proposed is simply the amount required to secure the site from unauthorized entry and to access that portion of the marina that now requires passage through the former dry dock portion of the site. Access is limited to the marina tenants. The proposed fill will not affect the appearance of the shoreline.

25. a) The proposed fill will not result in a permanent shoreline; the fence is temporary in construction and intent.

b) The provision of access to an existing marina (that will otherwise be inaccessible) is a water-related use.

26. Not applicable.

27. The area covered by the floatation unit to connect the two portions of marina will be the minimum allowable considering public safety and construction standards of the industry.

28. The floatation design and installation will be under the direct supervision of Port Engineering personnel.

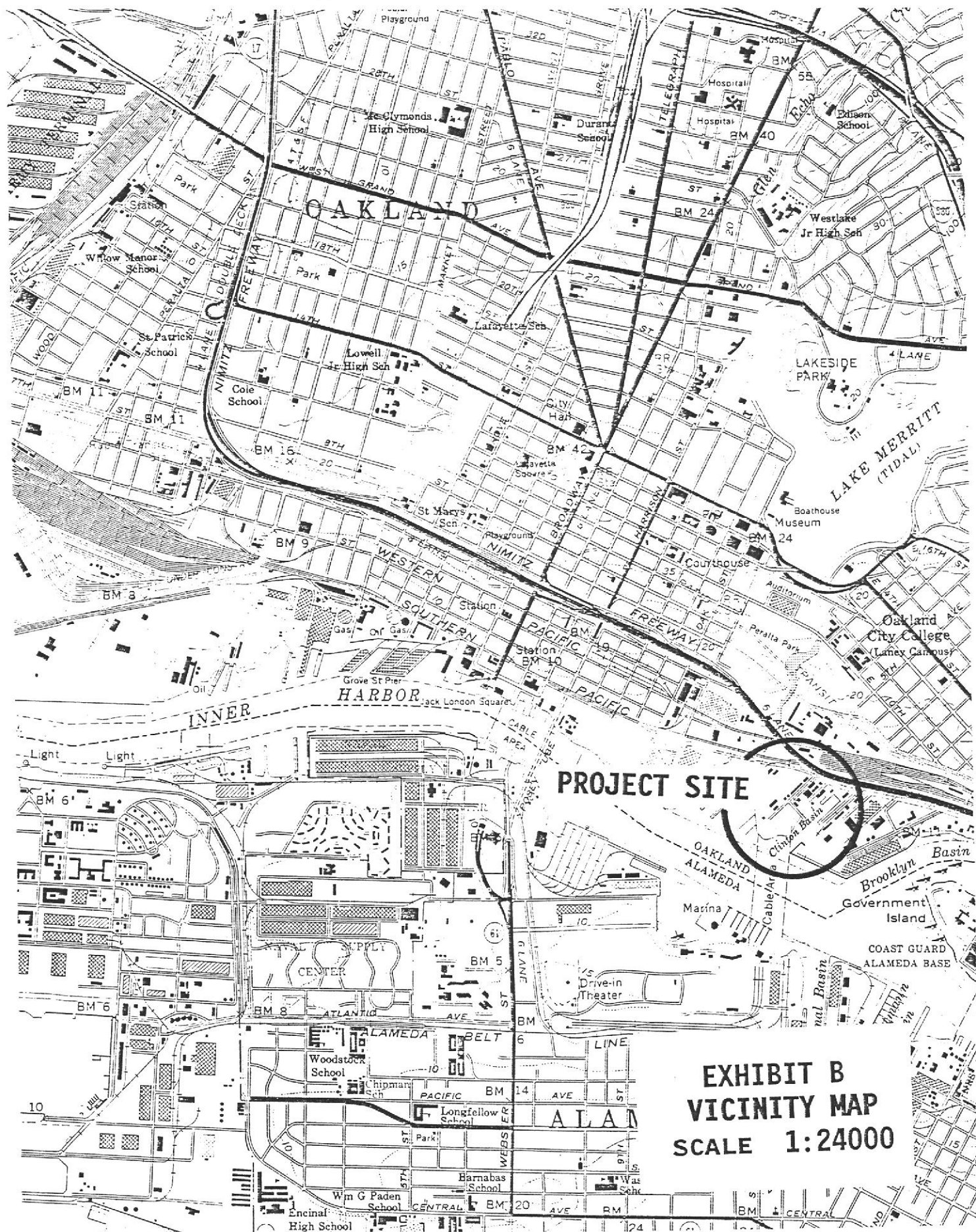
29. The public will be potential beneficiaries in this project because a possibly hazardous site due to past economically beneficial activity will be cleaned up and returned to some form(s) of positive, environmentally sound, use.

30. It should be possible to process this application as an Administrative Permit, without the need for a public hearing because the floatation installation is temporary and could be removed no later than 180 days after its placement; the fence is also proposed as a temporary installation. The primary work of the project is the site investigation which will in no way preclude possible future use (and continued current use) for priority water-related use of the area or for possible future maximum feasible public access consistent with any future project.

31. Not Applicable.

32. The project is consistent with the McAteer-Petris Act in the concern for the public welfare, in the use of the minimum amount of fill necessary to maintain access to a priority water use, and there is no alternative location for the proposed testing, floatation walkway and protective temporary fence.

	January 18, 1990
revised	January 26, 1990



OCT 21 1988

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY

~~XXXXXXXXXXXX~~ Agency DirectorDepartment of Environmental Health
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621

Certified Mail #P 119 024 079

Telephone Number: (415) 271-4320

Seabreeze Yacht Center
280 6th Ave.
Oakland, CA 94606

Attn: Fred Ditter

Re: Notice of Violation

NO. 1111111111

Angle _____

Frazier _____

Hamilton _____

Hanson _____

Jones Ray

Kammermeyer _____

Study _____

Washington _____

White _____

Wong _____

Don't File _____

Oct 20 1988

Points / Assessment

[Signature]

Dear Sir:

In response to a request for assistance from the State Department of Health, Toxics Division, an inspection of the boat sandblasting and repair business at your facility at 280 6th Ave. in Oakland was conducted on July 28, 1988, by Ariu Levi, Hazardous Materials Specialist, of Alameda County Environmental Health. This inspection focused on the possibility of soil contamination by heavy metals.

Three soil samples were taken and submitted to the Alameda County Environmental Health Lab. Michael Craig, the subleasee that ran the boat repair yard, declined an offer of split samples. The contaminant levels that exceed state limits follow:

Sample ID#	Concentration in ppm	TTLc limits in ppm
7/28/88/1	Copper - 33,000	2,500
7/28/88/2	Copper - 4,000	2,500
7/28/88/3	Copper - 1,100	2,500

Section 66699 of the California Code of Regulations, states, any waste is a hazardous waste which contains a substance at a concentration in milligrams per kilogram (ppm) which exceeds it's Total Threshold Limit Concentration (TTLc).

Section 25189(d) of the California Health and Safety Code, states, any person who negligently disposes or causes the disposal of any hazardous or extremely hazardous waste, at a point which is not authorized shall be subject to a civil penalty of not more than twenty five thousand dollars (\$25,000) for each violation.

Section 66328(d) of the California Code of regulations, states, if corrections are needed, the operator shall provide the department with a written plan of correction, which states the actions to be taken and the expected dates of completion.

] [

ATTACHMENT A

Your plan of correction must include, but is not limited to the following:

1. Define the horizontal and vertical extent of the problem by sampling and sample analysis. Submit a sampling plan.
2. Proposed clean up actions.
3. Name of licensed hazardous waste hauler.
4. Location of disposal facility.
5. Measures that will be enacted to prevent the problem from reoccurring.

You are requested to respond to the contents of this letter within fifteen (15) days from the above letter date. If you have any questions concerning this matter, please contact Ariu Levi at 415-271-4320.))

Sincerely, *R/CASW*
Rafat Shahid, Chief,
Hazardous Materials Program

cc: Lester Feldman, RWQCB
Dwight Hoenig, DOHS
Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection Agency
Director, Port of Oakland

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified Mail # P 833 981 396

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

May 5, 1989

Seabreeze Yacht Center
280 6th Ave.
Oakland, CA 94606

Attn: Fred Ditter

Re: SECOND NOTICE OF VIOLATION

Dear Mr. Ditter:

This letter serves as your second notice of violation for the conditions described in the NOV issued by this office to Seabreeze Yacht Center on October 20, 1988.

The development of a plan of correction, as requested in the NOV, appears to have been disregarded. Failure to comply with this requirement will result in legal action against the responsible party.

You are requested to respond to the contents of this letter within fifteen (15) days from the above letter date. In the event a response is not received within this time period, the Alameda County District Attorney's Office will automatically be informed of your failure to comply.

If you have any questions concerning the contents of this letter or the status of this case please contact Hazardous Materials Specialist, Ariu Levi. Mr. Levi can be reached at 415-271-4320.

Sincerely,

Edgar B. Howells

Rafat Shahid, Chief
Hazardous Materials Program

RAS:al

Enclosure (2)

cc: Gil Jensen; Alameda County District Attorney, Consumer and
Environmental Protection

Howard Hatayama; DOHS

Alan Whitman; OPD

✓ Robert Martinez; Port of Oakland Attorney

Lester Feldman; SFRWQCB

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



November 3, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Ms. Michelle Heffes
Port of Oakland
77 Jack London Square
Oakland, CA 94607

RE: Remedial Investigation Work Plan for Soil Contamination at
Seabreeze Yacht Harbor, Inc

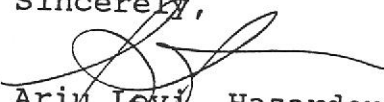
Dear Ms. Heffes:

This letter records the conversation I had with Ms. Marta Williams of Baseline Environmental Consulting earlier today. As discussed, the above shown Work Plan has been reviewed and found acceptable. You are requested, in the course of implementing the plan, to keep my office informed of any changes to the plan, or any unusual contaminant discoveries.

Ms. Williams was also requested to contact me before Baseline prepares to characterize the drum and container contents. Depending on my schedule, I will attempt to witness part of their HazCat work.

Upon receipt of Baseline's preliminary report of their results and work activities, please forward a copy to my office for review and comment.

Sincerely,


Ariu Levi, Hazardous Materials Specialist
Environmental Health Department

cc: Gil Jensen, Alameda County District Attorney, Consumer
and Environmental Protection
Margaret Ong, Alameda County District Attorney, Consumer
and Environmental Protection
Rafat Shahid, Assistant Agency Director
Hussen Kazimi, SFRWQCB
Marta Williams, Baseline
Files

ATTACHMENT B

- by POTE, now owned by Port of Oakland. spoke to D. Schocholtz
+ he wanted to ask me that the P.O. will address this problem.

16430

STATE OF CALIFORNIA
OFFICE OF EMERGENCY SERVICES
STATE WARNING CENTER
VERBAL NOTIFICATION

DTG 4/11/1991
COUNTY ~~ALAMEDA~~ ALAMEDA

HAZARDOUS SUBSTANCE SPILL REPORT

NOTIFIED OES CHIEF ECKENRODE USCG

PHONE 415 437-3073

REPORTED BY

PHONE

SUBSTANCE

BLACK OIL

QTY

UNKNOWN

SPILL SITE: P/L 1? SHP RD O/F REF R/R S/S IND PLT DTG OCC/FND 1840

LOCATION 5th Ave off Embarcadero Dr. (Oakland)

SCOTTY RASILL 415-839-1212

ZIP 94606

WHAT HAPPENED PRIVATE PERSON WAS WALKING ALONG THE SEA WALL
AND NOTICED A BLACK OIL OILING FROM THE SAND. USCG

IS SEND SOMEONE OUT TO EVALUATE THE SITUATION AND WILL ADVISE
(LOW TIDE) IF TIDE WAS IN IT WOULD BE UNDERWATER.

CONTAINMENT/CLEANUP/WATER INVOLVED WATER INVOLVED.

RECEIVED BY FR

LCL AGENCIES ON SCENE/NTFD: FD SO PD CO DOH/HW CO OES AIR/Q NRC

2138hrs UPDATE: USCG Reported They Found OLD TANK IN VICINITY NOT USED. MAY BE SOURCE OF OIL. WILL RETURN
TOMORROW - DETERMINE NOTHING SERIOUS EXISTED.

AGENCIES NOTIFIED

STATE AGENCIES

	NAME	TIME
DFG ³	<u>FEMA T/C</u>	<u>1941 2201</u>
RWQCB ²	<u>T/C</u>	<u>2201</u>
SFM P/L		
DOG		
LANDS [✓]	<u>T/C</u>	<u>2201</u>
DHS/ST		
CAL/OSHA		
PUC		
CHP		
CALTRANS		

NAME	TIME
F & A	
CDF	
DPR	
ST BAR	
FEDERAL AGENCIES	
EPA ⁵⁸	<u>T/C 2201</u>
USCG	<u>RP</u>
USFWS	
FEMA IX	
OTHER	<u>CSPE 0808</u>

LOCAL AGENCIES & SPEC DISTRICTS

NAME	TIME
DOH/CO	
E B PARKS	
UC S BARB	
FRESNO CO	
HUMBOLDT CO	
LA CO FLOOD	
SBDO CO	
SOLANO CO	
VENTURA CO	
SF FD	

COASTAL



PORT OF OAKLAND

MAR 19 AM 10:32

March 15, 1991

Ms. Yane Nordhav
Baseline Environmental Consulting
5900 Hollis St., "D"
Emeryville, CA 94608

Dear Ms. Nordhav:

**SUBJECT: SEABREEZE YACHT CENTER
CONTRACT #31571**

Enclosed please find a copy of a letter from Barney Chan of the Alameda County Health Care Services Agency, Department of Environmental Health, conditionally approving the recommendations outlined in the November 1990 Preliminary Remedial Investigation Report (Report) prepared by Baseline on the Seabreeze Yacht Center.

Please consider this letter as authorization for Baseline to conduct the additional sampling and well installation as outlined on pages 13-17 of the Report, subject to the conditions set out in the County's approval letter. Work should be charged to Work Order #29856.

Should you have any questions regarding this matter, please contact Dan Schoenholz at 272-1220.

Sincerely,

Neil Werner, Supervisor
Environmental Compliance Section

DS

Attachment

cc: Barney Chan, Alameda County
Department of Environmental Health

pc/dssbrzauth/fw3

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

March 1, 1991

Mr. Dan Schoenholz
Port of Oakland
Environmental Department
530 Waters St.
Oakland CA 94607

Re: Seabreeze Yacht Center- 280 6th Ave., Oakland 94606

Dear Mr. Schoenholz:

First let me inform you that due to redistricting, Ariu Levi will no longer be your contact concerning remediation at the above referenced site. Mr. Barney Chan has been assigned this duty and any future communications should be through him. It is apparent that considerable time has been provided and more will be necessary to oversee this remediation. You are therefore requested to send a check for \$500.00 for the continuance of the County's oversight of this project. Please be advised that Section 3-140-5 of the Alameda County Ordinance Code provides that a fee may be charged for the reviewing of plans. It is consumed at a rate of \$67.00 per hour and any unused monies will be refunded to you.

Alameda County has reviewed the work plan for further work subsequent to the initial soil borings performed in September 1990. The County finds the work plan acceptable with the following condition:

1. The water samples from the monitoring wells should be analyzed for volatile organics, method 624 or 8240 and total oil and grease, method 5520E and F in addition to soluble lead, method 7420 and soluble copper, method 7120.

Enclosed please find as requested a County checklist for items required for underground tank permitting. You may contact me at 271-4320 should you have any questions regarding this letter.

Sincerely,

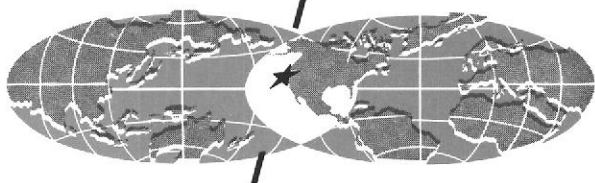
Barney M. Chan, Hazardous Materials Specialist

enclosure

cc: Gil Jensen, District Attorney Office, Consumer and Environmental
Protection Division
Lester Feldman, RWQCB
Yane Nordhav, Baseline Environmental Consulting
Edgar Howell, Chief, Hazardous Materials Division

OK

PORT OF OAKLAND



BOARD OF PORT COMMISSIONERS CITY OF OAKLAND

DOUGLAS J. HIGGINS
R. ZACHARY WASSERMAN
CAROLE WARD ALLEN
RONALD W. BRADY
G. WILLIAM HUNTER
PATRICIA PINEDA
THOMAS J. SWEENEY

President
1st Vice President
2nd Vice President
Commissioner
Commissioner
Commissioner
Commissioner

November 27, 1989

Mr. Ariu Levi
Alameda County
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

SUBJECT: REMEDIAL INVESTIGATION - SEABREEZE YACHT CENTER

Dear Mr. Levi:

This letter confirms Alameda County Department of Environmental Health approval of the Work Plan for Remedial Investigation at the Seabreeze Yacht Center.

The Port has been notified that a Bay Conservation & Development Commission (BCDC) Permit for the remedial investigation must be received prior to implementing the Work Plan.

Therefore, the Port will notify the Alameda County Department of Environmental Health upon receipt of the BCDC permit.

If you have any questions please contact Michele Heffes at 839-2656.

Sincerely,

William E. Vandenberg
Manager, Environmental Department

WEV/MH/jb

pc/sb-bcdc/ltrs

August 9, 1989

MEMO TO FILE: SEABREEZE YACHT CENTER
280 6TH AVE., OAKLAND

In response to a request for information from Margaret Ong of the Alameda County District Attorney's Office the above shown facility was inspected on 8/4/89 to determine the approximate cost of site closure per the requirements of CCR Title 22, Sections 66508(1) and 67248.

The inspection was limited to the area of the repair yard open and accessible. Several freight containers, a shed, a cyclone fence enclosed yard were not inspected. The inspection produced the following inventory:

1. 7-55 gallon drums, 3 with obvious waste oil stains.
2. 3.5 gallons phosphoric acid
3. 60+ qt bottles of hydrochloric acid. These bottles were still factory packed but several bottles were noted to be sweating.
4. 6 wet cell batteries
5. 16-1 gallon pails of paint-rusted
6. 14 +/- gallons misc. size containers of resin.
7. 18 +/- gallons sealing compound
8. 100+/- units flammable cement
9. 9-55 gallon drums of unknown. One drum labelled "sludge"
10. 29-5 gallons pails labelled "flight deck compound" fp: 80 F. weathered and some pails were noted to have leaked.
11. 2-55 gallon drums labelled "instapak" both drums were in good condition.

Six photos of above listed inventory were taken.

The worst case scenario for cost of waste removal as given by Erickson Corp. in Richmond follows:

1. Transportation and disposal: \$650/drum for incineration
\$300/drum acid disposal
\$250/drum solvents
\$400/drum water based paint
2. Lab cost for full run characterization for approximately 19 different runs: \$38,000

An important question that remains unanswered is what of the above inventory is waste, and what of the waste is hazardous. The facility owner or operator should assume the bulk of the responsibility for making these decisions, and once he has made these determinations to present them to this office for concurrence.

Seabrez5

MEMO TO FILE: SEABREEZE YACHT CENTER
280 6TH AVE., OAKLAND

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300/drum acid disposal
250/drum solvents
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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



P 062 128 037

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

JH

Certified Mail #P 062 128 037

August 4, 1989

Mr. Robert Martinez
Port Attorney's Office
Port of Oakland
66 Jack London Square
Oakland, CA 94607

Re: Seabreeze Yacht Center
280 6th Avenue
Oakland, CA 94606

Sent to	
Street and No.	
P.O., State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$

June 1985

Dear Mr. Martinez:

This letter confirms your conversation with Hazardous Materials Specialist Ariu Levi of this office on August 2, 1989.

As discussed, this office is now aware of the results of the bankruptcy hearing involving Seabreeze Yacht Center Inc.. It is our understanding with the Court's rejection of the lease, the Port of Oakland receives possession of the facility on August 14, 1989, and with that also assumes responsibility for site remediation.

The Port of Oakland is notified that this facility stands in violation of the California Health and Safety Code, Section 25189(d), and the California Code of Regulations Title 22, Sections 66699 and 66328.

To complete contaminant assessment and begin remediation, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion.

I. Introduction

- A. Statement of scope of work
- B. Site History
 - provide historical site use and ownership information. Include a description of types and locations of hazardous materials used on site.

II. Site Description

- A. Vicinity description including hydrogeologic setting
- B. Initial soil contamination results
 - provide sampling procedures used
 - indicate depth to ground water
 - provide soil sampling results, chain of custody forms, identity of sampler
 - describe methods for storing and disposal of all soils

III. Plan for determining extent of soil contamination on site

- A. Describe approach to determine extent of lateral and vertical contamination
 - identify subcontractors, if any
 - identify methods or techniques used for analysis
 - provide sampling map showing all lines of excavation and sampling points
 - provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler
- B. Describe method and criteria for screening clean versus contaminated soil.
- C. Describe security measures

IV. Plan for determining ground water contamination

V. Provide a site safety plan

VI Reporting

- A. Technical reports should be submitted with a cover letter from the property owners. The letter must be signed by an owner or by an authorized representative of that person.
- B. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see Rule 415 of the Professional & Vocational Regulations). A statement of qualifications should be included in all reports. Initial sampling does not require such expertise; however, bore hole and monitoring well installation and logging and impact assessments do require such a professional.

Port of Oakland
August 4, 1989
Page 3

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response may result in referral of this case to the RWQCB for enforcement and may subject the property owners to civil liabilities imposed by the RWQCB to a maximum amount of \$1,000 per day.

Should you have any questions concerning the contents of this letter or the status of this case please contact Ariu Levi, Hazardous Materials Specialist, at 415-271-4320.

Sincerely,

Rafat Shahid

Rafat Shahid, Chief
Hazardous Materials Program

cc: Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection
Lester Feldman, RWQCB
Howard Hatayama, DOHS
Files

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name SEA BREEZE YACHT CENTER Today's Date 8/4/88

Site Address 250 GTH AVE. EPA ID# _____

City OAKLAND Zip 94 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
Hazardous Waste generated per month? _____

Inspection Categories:

- ☐ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ☐ II. Business Plans, Acute Hazardous Materials
- ☐ III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

IA GENERATOR (Title 22)

Manifest	<input type="checkbox"/> 1. Waste ID	* 66471
	<input type="checkbox"/> 2. EPA ID	66472
	<input type="checkbox"/> 3. > 90 days	66508
	<input type="checkbox"/> 4. Label dates	66508
	<input type="checkbox"/> 5. Biennial	66493
Misc.	<input type="checkbox"/> 6. Records	66492
	<input type="checkbox"/> 7. Correct	66484
	<input type="checkbox"/> 8. Copy sent	66492
	<input type="checkbox"/> 9. Exception	66484
	<input type="checkbox"/> 10. Copies Rec'd	66492
Prevention	<input type="checkbox"/> 11. Treatment	66371
	<input type="checkbox"/> 12. On-site Disp. (H.S.&C.)	26189.5
	<input type="checkbox"/> 13. Ex Haz. Waste	66570
	<input type="checkbox"/> 14. Communications	67121
	<input type="checkbox"/> 15. Aisle Space	67124
Confin. Agency	<input type="checkbox"/> 16. Local Authority	67126
	<input type="checkbox"/> 17. Maintenance	67120
	<input type="checkbox"/> 18. Training	67105
	<input type="checkbox"/> 19. Prepared	67140
	<input type="checkbox"/> 20. Name List	67141
Containers, Tanks	<input type="checkbox"/> 21. Copies	67141
	<input type="checkbox"/> 22. Emg. Coord. Trng.	67144
	<input type="checkbox"/> 23. Condition	67241
	<input type="checkbox"/> 24. Compatibility	67242
	<input type="checkbox"/> 25. Maintenance	67243
	<input type="checkbox"/> 26. Inspection	67244
	<input type="checkbox"/> 27. Buffer Zone	67246
	<input type="checkbox"/> 28. Tank Inspection	67259
	<input type="checkbox"/> 29. Containment	67245
	<input type="checkbox"/> 30. Safe Storage	67261
	<input type="checkbox"/> 31. Freeboard	67257

Comments:

3 NET BATTERIES.
4) BOAT RAMP
2 55 GALLON DRUMS INSTA PAKE 100°F FP
- GOOD CONDITION.
1 NET CELL BATTERY
#4 - 5 GALLON CONTAIN
IN FP
#6
#5
CONTAINERS
CONTAINERS
#2
#1
100°F
BOAT RAMP
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IB TRANSPORTER (Title 22)

Manifest	<input type="checkbox"/> 32. Applic./Insurance	66428
	<input type="checkbox"/> 33. Comp. Cert./CHP Insp.	66448
	<input type="checkbox"/> 34. Containers	66465
	<input type="checkbox"/> 35. Vehicles	66465
	<input type="checkbox"/> 36. EPA ID #s	66531
Conf'tra	<input type="checkbox"/> 37. Correct	66541
	<input type="checkbox"/> 38. HW Delivery	66543
	<input type="checkbox"/> 39. Records	66544
	<input type="checkbox"/> 40. Name/ Covers	66545
	<input type="checkbox"/> 41. Recyclables	66800

Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: _____

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1052
80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name SEA BREEZE YACHT - CTR Today's Date 8/4/88
Site Address 280 6TH AVE. EPA ID# _____
City OAKLAND Zip 94 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? **Y N**
Hazardous Waste generated per month? _____

Inspection Categories:

- ☐ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ☐ II. Business Plans, Acute Hazardous Materials
- ☐ III. Underground Tanks

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I.A GENERATOR (Title 22)

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	2. EPA ID	66472
	3. > 90 days	66508
	4. Label dates	66508
	5. Biennial	66493
Manifest	6. Records	66492
	7. Correct	66484
	8. Copy sent	66492
	9. Exception	66484
	10. Copies Rec'd	66492
Misc.	11. Treatment	66371
	12. On-site Disp. (H.S.&C.)	26189.5
	13. Ex Haz. Waste	66570
Prevention	14. Communications	67121
	15. Aisle Space	67124
	16. Local Authority	67126
	17. Maintenance	67120
	18. Training	67105
Conf. gency	19. Prepared	67140
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	21. Copies	67141
	22. Emg. Coord. Tmg.	67144
Containers, Tanks	23. Condition	67241
	24. Compatibility	67242
	25. Maintenance	67243
	26. Inspection	67244
	27. Buffer Zone	67246
	28. Tank Inspection	67259
	29. Containment	67245
	30. Safe Storage	67261
	31. Freeboard	67257

Comments:

LIMITED INSPECTION TO INVENTORY MATLS/
WASTE OPEN TO VIEW.
BOAT REPAIR YARD.
1) CYCLONE FENCES ENCLOSED AREA PHOTO#1
7 DRUMS 55 GALLON SIZE - POSSIBLE
WASTE OIL OR PRODUCT OIL. 3 WITH
OBVIOUS OIL STAINING
2) STORAGE IN TUNNEL AT REPAIR SHED PHOTO# 4, 3, 2
(3-16 GALLON ACID (PHOSPHORIC))
(2-1 QT)
(6-10 LITERS HYDROCHLORIC ACID LEAKAGE NOTED
2- VET CELL BATTERIES.
16- 1 GALLON PAINT CANS - RUSTED.
44 GALLONS MISC SIZE CONTAINERS - RUSTED.
~18 GALLONS SEALING COMPOUND
MISC UNITS FLAMMABLE CEMENT
3) YARD
9 DRUMS UNLABELED FULL TO PARTIALLY FULL PHOTO# 5
55 GALLON SIZE.
29 5 GALLON CONTAINER LABELED FLIGHT PHOTO# 6
DECK COMPOUND TP 50°F. - WEATHERED. SOME
LEAKAGE NOTED.

I.B TRANSPORTER (Title 22)

	32. Applic./Insurance	66428
	33. Comp. Cert./CHP Insp.	66448
	34. Containers	66465
Manifest	35. Vehicles	66465
	36. EPA ID #s	66531
	37. Correct	66541
	38. HW Delivery	66543
	39. Records	66544
Cont's	40. Name/ Covers	66545
	41. Recyclables	66800

Rev 6/88

Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: _____

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1052

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(415) 271-4320

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2-1 QT
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LEAKAGE NOTED.

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Conf'r	40. Name/ Covers	66545
	41. Recyclables	66800

Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: _____

white - env. health
yellow - facility
pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Division Inspection Form

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Site Address 280 CLIF AVE. EPA ID# _____
City OAKLAND Zip 94 Phone _____

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Hazardous Waste generated per month? _____

Inspection Categories:

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- | | | |
|-------------------|--|---------|
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| | <input type="checkbox"/> 2. EPA ID | 66472 |
| | <input type="checkbox"/> 3. > 90 days | 66508 |
| | <input type="checkbox"/> 4. Label dates | 66508 |
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| | <input type="checkbox"/> 9. Exception | 66484 |
| | <input type="checkbox"/> 10. Copies Rec'd | 66492 |
| Misc. | <input type="checkbox"/> 11. Treatment | 66371 |
| | <input type="checkbox"/> 12. On-site Disp. (H.S.&C.) | 26189.5 |
| | <input type="checkbox"/> 13. Ex Haz. Waste | 66570 |
| Prevention | <input type="checkbox"/> 14. Communications | 67121 |
| | <input type="checkbox"/> 15. Aisle Space | 67124 |
| | <input type="checkbox"/> 16. Local Authority | 67126 |
| | <input type="checkbox"/> 17. Maintenance | 67120 |
| | <input type="checkbox"/> 18. Training | 67105 |
| Conf. gency | <input type="checkbox"/> 19. Prepared | 67140 |
| | <input type="checkbox"/> 20. Name List | 67141 |
| | <input type="checkbox"/> 21. Copies | 67141 |
| | <input type="checkbox"/> 22. Emg. Coord. Trng. | 67144 |
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| | <input type="checkbox"/> 29. Containment | 67245 |
| | <input type="checkbox"/> 30. Safe Storage | 67261 |
| | <input type="checkbox"/> 31. Freeboard | 67257 |

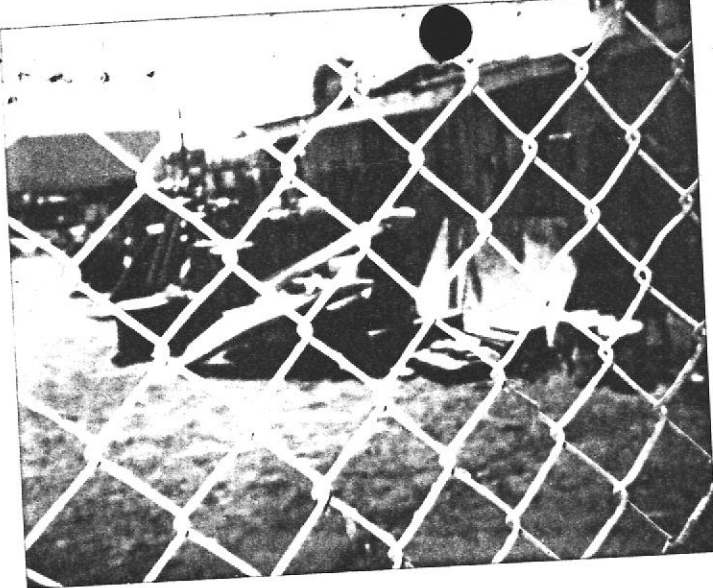
Comments:

3 WET BATTERIES.
4) BOAT RAMP
2 55 GALLON DRUMS INSTA PAK 100°F FP
- GOOD CONDITION.
1 WET CELL BATTERY
#4 - 5 GALLON CONTAIN
MAP
#6
#5
CONTAINERS
CONTAINER
#2
#3
REPAIR SHED
#1
10000
BOAT RAMP
BLOK.
CLIF AVE

I.B. TRANSPORTER (Title 22)

- | | | |
|----------|--|-------|
| | <input type="checkbox"/> 32. Applic./Insurance | 66428 |
| | <input type="checkbox"/> 33. Comp. Cert./CHP Insp. | 66448 |
| | <input type="checkbox"/> 34. Containers | 66465 |
| | <input type="checkbox"/> 35. Vehicles | 66465 |
| Manifest | <input type="checkbox"/> 36. EPA ID #s | 66531 |
| | <input type="checkbox"/> 37. Correct | 66541 |
| | <input type="checkbox"/> 38. HW Delivery | 66543 |
| | <input type="checkbox"/> 39. Records | 66544 |
| | <input type="checkbox"/> 40. Name/ Covers | 66545 |
| Conf's | <input type="checkbox"/> 41. Recyclables | 66800 |

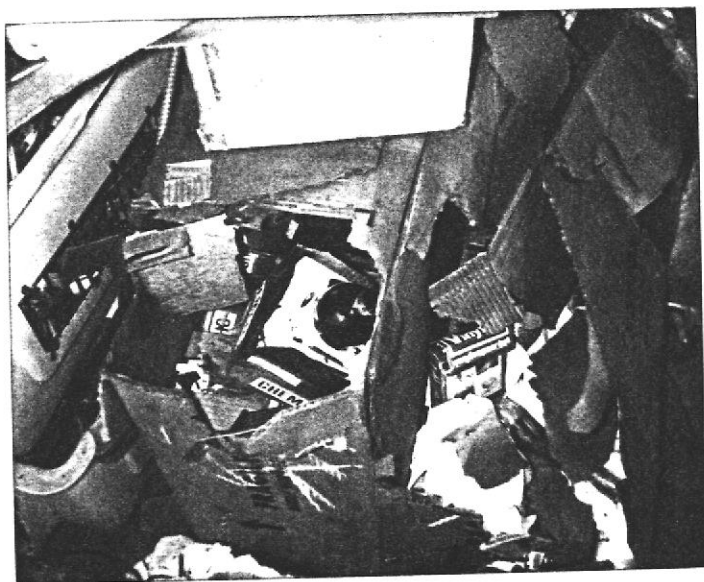
Contact: _____ Title: _____ Inspector: _____
Signature: _____ Signature: _____



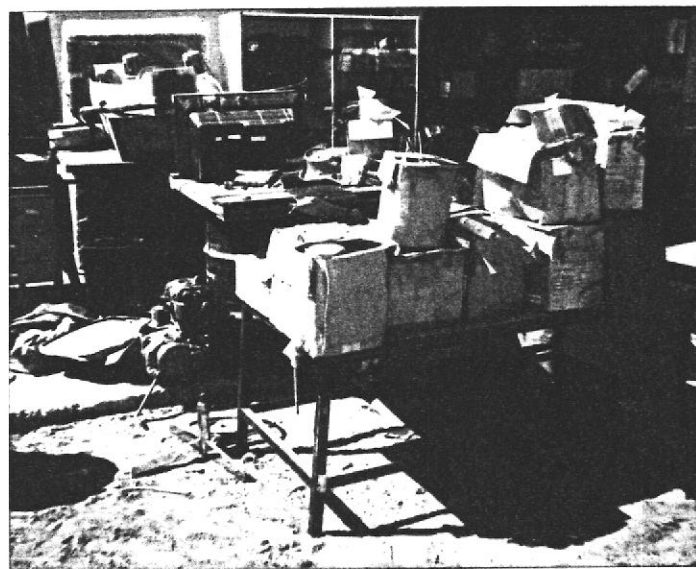
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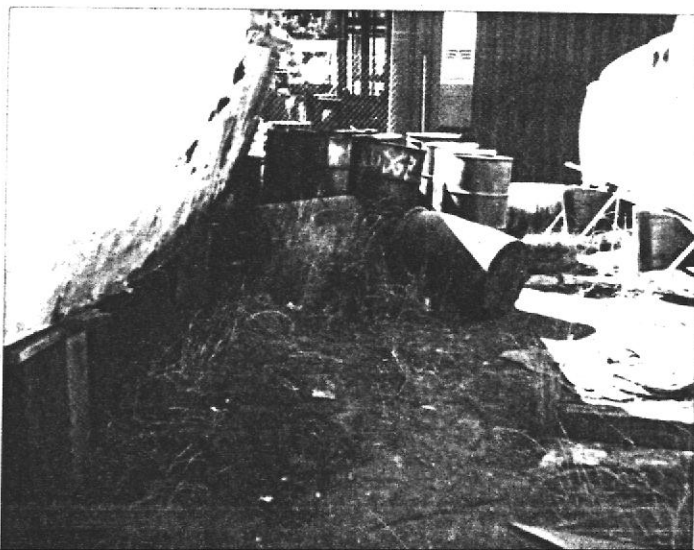
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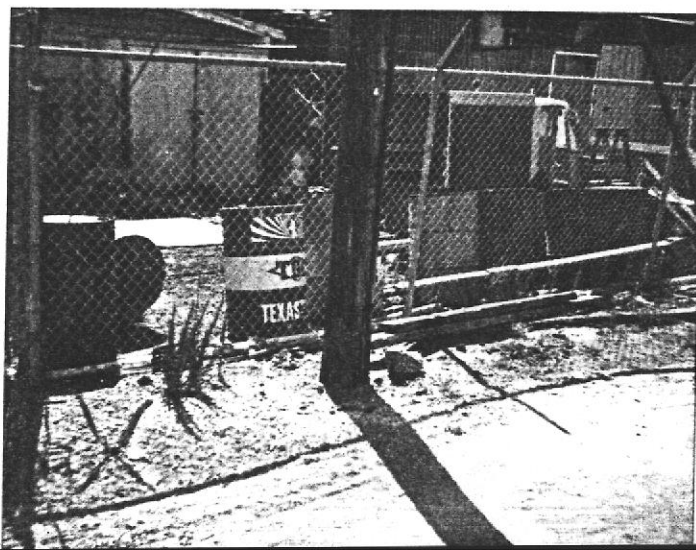
#2



#3



#5



#7

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Certified Mail #P 062 128 037

August 4, 1989

Mr. Robert Martinez
Port Attorney's Office
Port of Oakland
66 Jack London Square
Oakland, CA 94607

Re: Seabreeze Yacht Center
280 6th Avenue
Oakland, CA 94606

Dear Mr. Martinez:

This letter confirms your conversation with Hazardous Materials Specialist Ariu Levi of this office on August 2, 1989.

As discussed, this office is now aware of the results of the bankruptcy hearing involving Seabreeze Yacht Center Inc.. It is our understanding with the Court's rejection of the lease, the Port of Oakland receives possession of the facility on August 14, 1989, and with that also assumes responsibility for site remediation.

The Port of Oakland is notified that this facility stands in violation of the California Health and Safety Code, Section 25189(d), and the California Code of Regulations Title 22, Sections 66699 and 66328.

To complete contaminant assessment and begin remediation, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion.

I. Introduction

- A. Statement of scope of work
- B. Site History
 - provide historical site use and ownership information. Include a description of types and locations of hazardous materials used on site.

II. Site Description

- A. Vicinity description including hydrogeologic setting
- B. Initial soil contamination results
 - provide sampling procedures used
 - indicate depth to ground water
 - provide soil sampling results, chain of custody forms, identity of sampler
 - describe methods for storing and disposal of all soils

III. Plan for determining extent of soil contamination on site

- A. Describe approach to determine extent of lateral and vertical contamination
 - identify subcontractors, if any
 - identify methods or techniques used for analysis
 - provide sampling map showing all lines of excavation and sampling points
 - provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler
- B. Describe method and criteria for screening clean versus contaminated soil.
- C. Describe security measures

IV. Plan for determining ground water contamination

V. Provide a site safety plan

VI Reporting

- A. Technical reports should be submitted with a cover letter from the property owners. The letter must be signed by an owner or by an authorized representative of that person.
- B. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see Rule 415 of the Professional & Vocational Regulations). A statement of qualifications should be included in all reports. Initial sampling does not require such expertise; however, bore hole and monitoring well installation and logging and impact assessments do require such a professional.

Port of Oakland
August 4, 1989
Page 3

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response may result in referral of this case to the RWQCB for enforcement and may subject the property owners to civil liabilities imposed by the RWQCB to a maximum amount of \$1,000 per day.

Should you have any questions concerning the contents of this letter or the status of this case please contact Ariu Levi, Hazardous Materials Specialist, at 415-271-4320.

Sincerely,

Rafat D. Shahid

Rafat Shahid, Chief
Hazardous Materials Program

cc: Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection
Lester Feldman, RWQCB
Howard Hatayama, DOHS
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

FACSIMILE TRANSMITTAL

TO:

670 5142

Fax Phone Number

Floor/Room #

Name: MARGARET ONG

Title/Section

Agency: OA'S OFFICE

Address:

Phone #: ()

FROM:

568 3706

Fax Phone Number

Floor/Room #

Date:

Time Sent:

9:30 AM 8/14/89

Sender: ARNOLD LEVI

Title/Section

Phone #: ()

Number of Pages Including Transmittal Sheet:

4

Special Instructions/Comments:

- ALREADY RAD TRS LETTER BY RWPOB (RAY KAYLON) : NO PROBLEMS
- LET ME KNOW IF YOU HAVE ANY PROBLEMS WITH IT.
- IF NOT I'M GOING TO HAVE IT SIGNED & SENT.

- ARNOLD -

** TX CONFIRMATION REPORT **

AS OF AUG 4 '89 9:23 PAGE.01

ALCO HAZMAT

DATE TIME
01 8 4 09:21

TO/FROM
415 670 5142

MODE
G3--S

MIN/SEC PGS
02"18 04

STATUS
OK



Alameda County
District Attorney's Office
John J. Mechan, District Attorney

FACSIMILE TRANSMITTAL

TO:

568-3706 Floor/Room # _____
Fax Phone Number

Name: ARIU LEVY Title/Section _____

Agency: HAR MAT.

Address: _____

Telephone Number: ()

FROM:

(415) 670-5142 Floor/Room # _____
Fax Phone Number

Date: 8-4

Sender: MARGARET ONG

Telephone Number: ()

Number of Pages Including Transmittal Sheet: 2

Special Instructions/Comments: _____



Alameda County
District Attorney's Office
John J. Meehan, District Attorney

August 3, 1989

Michael St. James
Attorney at Law
Rosenblum, Parish, Bacigalupi
555 Montgomery Street, 15th Floor
San Francisco, CA 94111

Re: Seabreeze Yacht, Inc.

Dear Mr. St. James:

Per our phone conversation of today's date it is my understanding Seabreeze Yacht, Inc. will be vacating 280 - 6th Avenue, Oakland on or before August 14, 1989 as the Bankruptcy Court rejected the lease between the Port of Oakland and Seabreeze Yacht, Inc. on July 31, 1989.

You are hereby informed that in vacating the premises, you are required to comply with all applicable environmental laws and regulations in the closing of the facility. Some of our concerns are that all hazardous wastes on site must be disposed of properly, the waste must be properly manifested, the waste must be removed from the site by a licensed waste hauler, etc.

If you have any questions, please feel free to contact me at 670-5150.

Very truly yours,

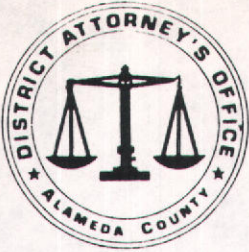
JOHN J. MEEHAN
District Attorney

By: Margaret A. Ong
Margaret A. Ong
Senior Deputy District Attorney

JJM:MAO:pa

cc: Ariu Levy
Alameda County Hazardous Materials

Susan Uecker
Uecker and Finlay Associates



Alameda County
District Attorney's Office
John J. Meehan, District Attorney

Rwd.
7/21/89

RESCHEDULED NOTICE OF CITATION HEARING

July 18, 1989

Fred Ditter
280 6th Avenue
Oakland, CA 94606

Dear Mr. Ditter:

Complaint has been made to this office that you may have violated 25189 Health and Safety, 66328 and 66699 California Code of Regulations.

You are therefore, cited to appear in the Office of the District Attorney, Consumer & Environmental Protection Division located at the Hall of Justice, 24405 Amador Street, Hayward, California, Room 103, first floor mezzanine, on August 16, 1989, 2:00p.m. to show cause, if any you may have, why a formal complaint should not be filed.

Please be prompt and bring this citation with you.

Very truly yours,

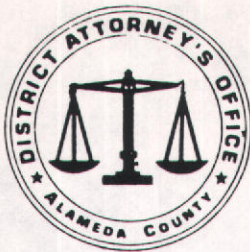
JOHN J. MEEHAN
District Attorney

By: _____

Margaret A. Ong
Senior Deputy District Attorney

JJM:MAO:ih

cc: Ariu Levi, Haz. Mat.
David Curto
Robert Martinez
Felex Seidler, Esq.
Michael St. James, Esq.
Susan Uecker



Alameda County
District Attorney's Office
John J. Meehan, District Attorney

7/1/89
ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS

NOTICE OF CITATION HEARING

July 5, 1989

Fred Ditter
280 6th Avenue
Oakland, CA 94606

Dear Mr. Ditter:

Complaint has been made to this office that you may have violated sections 25189 Health and Safety Code and 66328 and 66699 California Code of Regulations..

You are therefore, cited to appear in the Office of the District Attorney, Consumer & Environmental Protection Division located at the Hall of Justice, 24405 Amador Street, Hayward, California, Room 103, first floor mezzanine, on July 19, 1989 at 9:00a.m. to show cause, if any you may have, why a formal complaint should not be filed.

Please be prompt and bring this citation with you.

Very truly yours,

JOHN J. MEEHAN
District Attorney

By: Margaret Ong
Margaret Ong
Senior Deputy District Attorney

JJM:MO:ih

cc: Ariu Levi
David Curto
Robert Martinez
Felix Seidler
Michael St. James
Susan Uecker

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

FACSIMILE TRANSMITTAL

TO:

676 5742
Fax Phone Number

Floor/Room # _____

Name: MARGARET ONG
Title/Section

Agency: DA'S OFFICE

Address: _____

Phone #: () _____

FROM:

568 3706
Fax Phone Number

Floor/Room # _____

Date: 1/8/13

Time Sent: 5:45

Sender: ARIK LEM
Title/Section

Phone #: () 568 3706

Number of Pages Including Transmittal Sheet: 4

Special Instructions/Comments:



Alameda County
District Attorney's Office
John J. Meehan, District Attorney

NOTICE OF CITATION HEARING

June 14, 1989

Fred Ditter
280 6th Avenue
Oakland, CA 94606

Dear Mr. Ditter:

Complaint has been made to this office that you may have violated section 25189, 66328, and 66699 CCR.

You are therefore, cited to appear in the Office of the District Attorney, Consumer & Environmental Protection Division located at the Hall of Justice, 24405 Amador Street, Hayward, California, Room 103, first floor mezzanine, on June 27, 1989 at 2:00p.m. to show cause, if any you may have, why a formal complaint should not be filed.

Please be prompt and bring this citation with you.

Very truly yours,

JOHN J. MEEHAN
District Attorney

By: Margaret Ong
Margaret Ong
Senior Deputy District Attorney

JJM:MO:ih

cc: Ariu Levi
Alameda County Haz. Mat.
David Curto
Robert Martinez
Port of Oakland
Gil Jensen

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

MFR Sent _____ (date)

PURPOSE: Permit Application ☐ Service ☐ Update ☐

Computer No. ☐ ☐ ☐ ☐

TYPE OF ACTION: New Premises ☐ Change of Owner ☐ Change of Name ☐ Change of Status ☐ Inactivate ☐ Delete ☐ Unincorp. ☐

Premises Name SEA BREEZE YACHT CTR SUPV. DIST. ☐ ☐ ☐ C.T. 4 ☐ ☐ ☐

A. Premises Address 280 CTH CAK
Number Street City Zip Code Phone

Owner/Operator MS. MARTA WILLIAMS - BASE LINE
If corporation, also show name of corporation president Phone

B. Home Address 5900 Hollis ST. EMERYVILLE 94608
Number Street City Zip Code

SEND BILLING TO ADDRESS: A, B (circle one)

Prior Business Name _____ Prior Owner's Name _____

Property Owner _____
If corporation, also show name of corporation president Phone

Address _____
Number Street City Zip Code

FOOD PREMISES SWEEPS CODE ☐ ☐

E. U. NO. ☐ ☐ ☐

Bakery

- ☐ Under 2,000 sq. ft.
☐ 2,000 - 6,000 sq. ft.
☐ Over 6,000 sq. ft.

Food Market, Retail

- ☐ Under 3,000 sq. ft.
☐ 3,000 - 10,000 sq. ft.
☐ Over 10,000 sq. ft.

Confectionary

Food Vehicle

- ☐ Industrial Catering
☐ Mobile Food Prep. Unit
☐ Itinerant

Restaurant

- ☐ Temporary (1-45 days)
☐ Tavern, Cocktail lounge
☐ Snack Bar
☐ Drive-In, Take Out
☐ Catering Commissary
☐ Under 26 seats
☐ 26 - 50 seats
☐ 51 - 75 seats
☐ Over 75 seats

- ☐ Vending Machine
☐ Food Crop Growing & Harvesting Oper.
☐ Ice Plant/Distributor
☐ Other Food

GENERAL CATEGORIES

- ☐ Public Swimming Area
☐ Wiping Rag Business
☐ Mobilehome Park
☐ No. Spaces _____
☐ Plan Review
☐ Home Quarantine of Biting Animals

Waste Disposal

- ☐ Sewage Transport Vehicle
☐ Discrete Sewerage Facility

Private Waste Disposal

- ☐ Hog Farm
☐ Animal Feed Lot
☐ Septic Tank

- ☐ Site Evaluation
☐ Plan Review
☐ Percolation Test
☐ Installation

Holding Tank

- ☐ Site Evaluation
☐ Installation
☐ Inspection

Water Supply-Utility

- ☐ Community System
☐ Non-Community System
☐ State Small Water System
☐ Local Small Water System

Private Water Supply

- ☐ Flow, Bacti. & Chem. Anal.

Drinking Water Analysis

- ☐ Bacterial
☐ Chemical

Other

+ INTO SEARCH

Number of Units/Hrs. 2 Fee Per Unit/Hr. \$ 56 Total Fee \$ 112

REMARKS: RESULTS GIVEN BY PHONE & LETTER.

You will receive a **BILL** in accordance with Article 11 of Chapter 6, Title 3 of the Ordinance Code of Alameda County

Owner/Operator or Authorized Representative _____ Date _____

Sanitarian [Signature] Phone _____ Date 6/13/85

DEPARTMENT OF ENVIRONMENTAL HEALTH

MFR Sent _____
(date)PURPOSE: Permit Application ☐ Service ☐ Update ☐Computer No.

--	--	--	--

TYPE OF ACTION: New ☐ Premises Change ☐ of Owner Change ☐ of Name Change ☐ of StatusInactivate ☐ Delete ☐ Unincorp. ☐Premises Name SEA BREEZE YACHT CTRSUPV. DIST.

--	--	--

C.T. 4

--	--	--

A. Premises Address 280 CTH CAK.
Number Street City Zip Code PhoneOwner/Operator MS. MARTA WILLIAMS - BASE LINE
If corporation, also show name of corporation president PhoneB. Home Address 5900 Hollis ST. EMERYVILLE 94608
Number Street City Zip Code

SEND BILLING TO ADDRESS: A, B (circle one)

Prior Business Name _____ Prior Owner's Name _____

Property Owner _____
If corporation, also show name of corporation president PhoneAddress _____
Number Street City Zip CodeFOOD PREMISES SWEEPS CODE

--	--

E. U. NO.

--	--	--

Bakery

- ☐
- Under 2,000 sq. ft.
-
- ☐
- 2,000 - 6,000 sq. ft.
-
- ☐
- Over 6,000 sq. ft.

Food Market, Retail

- ☐
- Under 3,000 sq. ft.
-
- ☐
- 3,000 - 10,000 sq. ft.
-
- ☐
- Over 10,000 sq. ft.

Confectionary

Food Vehicle

- ☐
- Industrial Catering
-
- ☐
- Mobile Food Prep. Unit
-
- ☐
- Itinerant

Restaurant

- ☐
- Temporary (1-45 days)
-
- ☐
- Tavern, Cocktail lounge
-
- ☐
- Snack Bar
-
- ☐
- Drive-In, Take Out
-
- ☐
- Catering Commissary
-
- ☐
- Under 26 seats
-
- ☐
- 26 - 50 seats
-
- ☐
- 51 - 75 seats
-
- ☐
- Over 75 seats

- ☐
- Vending Machine
-
- ☐
- Food Crop Growing & Harvesting Oper.
-
- ☐
- Ice Plant/Distributor
-
- ☐
- Other Food

GENERAL CATEGORIES

- ☐
- Public Swimming Area
-
- ☐
- Wiping Rag Business
-
- ☐
- Mobilehome Park
-
- ☐
- No. Spaces _____
-
- ☐
- Plan Review
-
- ☐
- Home Quarantine of Biting Animals

Waste Disposal

- ☐
- Sewage Transport Vehicle
-
- ☐
- Discrete Sewerage Facility
-
- ☐
- Private Waste Disposal
-
- ☐
- Hog Farm
-
- ☐
- Animal Feed Lot
-
- ☐
- Septic Tank

- ☐
- Site Evaluation
-
- ☐
- Plan Review
-
- ☐
- Percolation Test
-
- ☐
- Installation
-
- Holding Tank**
-
- ☐
- Site Evaluation
-
- ☐
- Installation
-
- ☐
- Inspection

Water Supply-Utility

- ☐
- Community System
-
- ☐
- Non-Community System
-
- ☐
- State Small Water System
-
- ☐
- Local Small Water System

Private Water Supply

- ☐
- Flow, Bacti. & Chem. Anal.

Drinking Water Analysis

- ☐
- Bacterial
-
- ☐
- Chemical

Other

INT-C SEARCHNumber of Units/Hrs. 2 Fee Per Unit/Hr. \$ 56 Total Fee \$ 112REMARKS: RESULTS GIVEN BY PHONE & LETTER

You will receive a BILL in accordance with Article 11 of Chapter 6, Title 3 of the Ordinance Code of Alameda County

Owner/Operator or Authorized Representative _____ Date _____

Sanitarian [Signature] Phone _____ Date 6/13/85

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



June 13, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Ms. Marta Williams
Baseline Environmental Consulting
5900 Hollis Street, Suite D
Emeryville, CA 94608

Re: Request for information
Seabreeze Yacht Center Inc.
280 Sixth Ave., Oakland

Dear Ms. Williams:

This letter confirms your recent discussion with Alameda County Environmental Health, Hazardous Materials Division concerning the site shown above. The request for information, as outlined in your letter to the Division dated 6/7/89, was met with the following information.

Three discrete surface soil samples were taken from the boat repair yard of Seabreeze Yacht Center in Oakland. The sampling points were to the left of the repair yard shed (sample number 728881), in the middle of the dirt road (sample number 728883), and on the water side of the dirt road (728882). The samples were labeled as sand blast grit or road material.

The samples were submitted, under chain of custody, to the Alameda County Environmental Health Lab for characterization. The sample preparation method was EPA Method 3020. The evaluation methods were EPA Methods 7130, 7190, 7210, 7420, 7520, and Tin by atomic Emission spectroscopy. The results follow.

	Sample Number	728881	728882	728883
Cadmium		.35ppm	.15ppm	.9ppm
Chromium		58ppm	12ppm	92ppm
Copper		33,000ppm	4,000ppm	1,800ppm
Lead		630ppm	23ppm	160ppm
Nickel		19ppm	6ppm	74ppm
Tin		1100ppm	600ppm	5000ppm

If you have any questions concerning the contents of this letter please contact Hazardous Materials Specialist, Ariu Levi. Mr. Levi can be reached at 415-271-4320. The time spent by this Division to respond to your request was 2.0 hours.

Sincerely,

Rafat Shahid
Rafat Shahid, Chief
Hazardous Materials Program

cc:

Gil Jensen; Alameda County District Attorney, Consumer
and Environmental Protection

BASELINE

ENVIRONMENTAL CONSULTING

7 June 1989
S9-139

Mr. Ariu Levi, Hazardous Materials Specialist
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Subject: Seabreeze Yacht Center, Inc.

Dear Mr. Levi:


BASELINE has been retained by the Port of Oakland to investigate the nature and extent of contamination at the property at 280 Sixth Avenue. The property is owned by the Port of Oakland, and currently occupied by Seabreeze Yacht Center, Inc.

The Port has requested a summary from BASELINE by Friday, June 7th. It would be most helpful if I could receive the following information from you by Thursday June 6th:

1. Exact sample locations and number of samples collected.
2. Description of samples.
3. Analytical procedures, including a description of parameters and techniques.
4. Analytical results.

I will contact you by telephone on Thursday afternoon. Thanks for your help.

Sincerely,



Marta Williams

MW:ae:S-26

5/7

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

FACSIMILE TRANSMITTAL

TO:

670 5142
Fax Phone Number

Floor/Room # _____

Name: DON HARRIS
Title/Section

Agency: COUNTY OF ALAMEDA OFFICE

Address: _____

Phone #: () 670 5150

FROM:

568-3706
Fax Phone Number

Floor/Room # _____

Date: 5/30/85

Time Sent: 4:15

Sender: ARIN LEVI
Title/Section

Phone #: () 271-4320

Number of Pages Including Transmittal Sheet: 7

Special Instructions/Comments:



Alameda County
District Attorney's Office
John J. Meehan, District Attorney

NOTICE OF CITATION HEARING

May 25, 1989

Seabreeze Yacht Center
280 6th Ave.
Oakland, CA 94606

Dear Sir:

Complaint has been made to this office that you may have violated sections 25189(d) H&S, 66699 and 66328(d).

You are therefore, cited to appear in the Office of the District Attorney, Consumer & Environmental Protection Division located at the Hall of Justice, 24405 Amador Street, Hayward, California, Room 103, first floor mezzanine, on June 15, 1989 at 9:30a.m. to show cause, if any you may have, why a formal complaint should not be filed.

Please be prompt and bring this citation with you.

Very truly yours,

JOHN J. MEEHAN
District Attorney

By: Margaret Ong
Margaret Ong
Senior Deputy District Attorney

JJM:MO:ih

cc: Ariu Levy
Alameda County Hazardous Material

6/1/89

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified Mail # P 833 981 396

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

May 5, 1989

Seabreeze Yacht Center
280 6th Ave.
Oakland, CA 94606

Attn: Fred Ditter

Re: SECOND NOTICE OF VIOLATION

Dear Mr. Ditter:

This letter serves as your second notice of violation for the conditions described in the NOV issued by this office to Seabreeze Yacht Center on October 20, 1988.

The development of a plan of correction, as requested in the NOV, appears to have been disregarded. Failure to comply with this requirement will result in legal action against the responsible party.

You are requested to respond to the contents of this letter within fifteen (15) days from the above letter date. In the event a response is not received within this time period, the Alameda County District Attorney's Office will automatically be informed of your failure to comply.

If you have any questions concerning the contents of this letter or the status of this case please contact Hazardous Materials Specialist, Ariu Levi. Mr. Levi can be reached at 415-271-4320.

Sincerely,

Rafat Shahid, Chief
Hazardous Materials Program

RAS:al

Enclosure (2)

cc: Gil Jensen; Alameda County District Attorney, Consumer and
Environmental Protection

Howard Hatayama; DOHS
Alan Whitman; OPD
Robert Martinez; Port of Oakland Attorney
Lester Feldman; SFRWQCB
Files

P 83 10 396

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

3/23/84

PS Form 3800, June 1985

Sent to <i>Seabreeze Yacht</i>	
Street and No. <i>Center</i>	
P.O., State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified Mail # P 833 981 396

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

May 5, 1989

Seabreeze Yacht Center
280 6th Ave.
Oakland, CA 94606

Attn: Fred Ditter

Re: SECOND NOTICE OF VIOLATION

Dear Mr. Ditter:

This letter serves as your second notice of violation for the conditions described in the NOV issued by this office to Seabreeze Yacht Center on October 20, 1988.

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If you have any questions concerning the contents of this letter or the status of this case please contact Hazardous Materials Specialist, Ariu Levi. Mr. Levi can be reached at 415-271-4320.

Sincerely,

Rafat Shahid, Chief
Hazardous Materials Program

RAS:al

Enclosure (2)

cc: Gil Jensen; Alameda County District Attorney, Consumer and
Environmental Protection
Howard Hatayama; DOHS
Alan Whitman; OPD
Robert Martinez; Port of Oakland Attorney
Lester Feldman; SFRWQCB
Files

AL

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. ☐ Restricted Delivery
↑(Extra charge)↑

3. Article Addressed to:

Seabreeze Yacht Center
280- 6th Ave.
Oakland, CA 94606
ATTN: Fred Ditter

4. Article Number

P 833 981 396

Type of Service:

- ☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee

X

6. Signature — Agent

X *[Signature]*

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)

PS Form 3811, Mar. 1987

★ U.S.G.P.O. 1987-178-268

DOMESTIC RETURN RECEIPT

ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY

Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621

Claim Check
No.

476580

☐ Hold

Date

5/12

1ST Notice

2ND Notice

Return

Detached from
PS Form 3849-A,
Oct. 1985

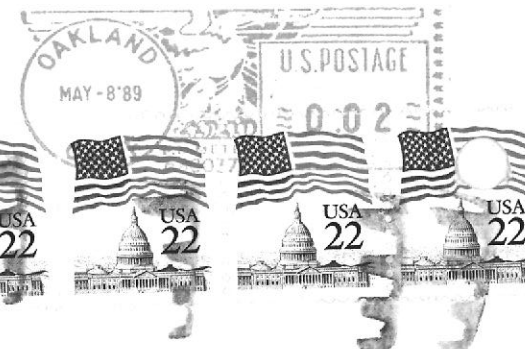
CERTIFIED

P 833 981 396

MAIL

SEABREEZE YACHT CENTER
280 6TH AVE.
OAKLAND, CA 94606

ATTN: FRED DITTER



Refused
Reason: Unclaimed
Address: Insufficient Address
No such street number
No such office in area
Do not remain in this area

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY
~~CAROL K. KERS~~ Agency Director



Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621

Telephone Number: (415) 271-4320

Certified Mail #P 119 024 079

Seabreeze Yacht Center
280 6th Ave.
Oakland, CA 94606

Attn: Fred Ditter

Re: Notice of Violation

Oct 20, 1988
RECEIVED
NOV 16 1988
HAZARDOUS MATERIALS/
WASTE PROGRAM

Dear Sir:

In response to a request for assistance from the State Department of Health, Toxics Division, an inspection of the boat sandblasting and repair business at your facility at 280 6th Ave. in Oakland was conducted on July 28, 1988, by Ariu Levi, Hazardous Materials Specialist, of Alameda County Environmental Health. This inspection focused on the possibility of soil contamination by heavy metals.

Three soil samples were taken and submitted to the Alameda County Environmental Health Lab. Michael Craig, the subleasee that ran the boat repair yard, declined an offer of split samples. The contaminant levels that exceed state limits follow:

Sample ID#	Concentration in ppm	TTLC limits in ppm
7/28/88/1	Copper - 33,000	2,500
7/28/88/2	Copper - 4,000	2,500
7/28/88/3	Copper - 1,100	2,500

Section 66699 of the California Code of Regulations, states, any waste is a hazardous waste which contains a substance at a concentration in milligrams per kilogram (ppm) which exceeds it's Total Threshold Limit Concentration (TTLC).

Section 25189(d) of the California Health and Safety Code, states, any person who negligently disposes or causes the disposal of any hazardous of extremely hazardous waste, at a point which is not authorized shall be subject to a civil penalty of not more than twenty five thousand dollars (\$25,000) for each violation.

Section 66328(d) of the California Code of regulations, states, if corrections are needed, the operator shall provide the department with a written plan of correction, which states the actions to be taken and the expected dates of completion.

Your plan of correction must include, but is not limited to the following:

1. Define the horizontal and vertical extent of the problem by sampling and sample analysis. Submit a sampling plan.
2. Proposed clean up actions.
3. Name of licensed hazardous waste hauler.
4. Location of disposal facility.
5. Measures that will be enacted to prevent the problem from reoccurring.

You are requested to respond to the contents of this letter within fifteen (15) days from the above letter date. If you have any questions concerning this matter, please contact Ariu Levi at 415-271-4320.

Sincerely,

Rafat Shahid

Rafat Shahid, Chief,
Hazardous Materials Program

cc: Lester Feldman, RWQCB
Dwight Hoenig, DOHS
Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection Agency
Director, Port of Oakland

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

FACSIMILE TRANSMITTAL

TO:

870 5742

Fax Phone Number

Floor/Room #

Name:

MARGLET OWB

Title/Section

Agency:

DAS OFFICE

Address:

Phone #: ()

FROM:

568 3706

Fax Phone Number

Floor/Room #

Date:

Time Sent:

Sender:

ARIN LEVI

Title/Section

Phone #: ()

Number of Pages Including Transmittal Sheet:

11

Special Instructions/Comments:



SEABREEZE YACHT CENTER, INC.

280 Sixth Avenue
Oakland, California 94606-5188

Marina
832-3951

Boatyard
832-4571

Cafe
832-4579

November 16, 1988

Mr. Ariu Levi, Hazardous Materials Specialist
Department of Environmental Health
80 Swan Way, Room 200
Oakland, Ca. 94621

Dear Mr. Levi:

This is to acknowledge receipt of a copy of your letter dated October 20, 1988 regarding the copper concentration found in soil samples taken by you on July 28, 1988 in the portion of our property where the boat repair business was located.

As you may know, this entire 10 acre complex comprising Seabreeze Marina has been leased from the Port of Oakland since April 19, 1983. The boatyard area is nothing more than landfill and has been for 100 years. Boats have been built and repaired here for the last 60 years, including government boats built here during World War II. Therefore there is no way we can possibly be responsible for what went on in this boatyard area over the history of the property.

We plan on sampling the soil to see what kind of contamination is present in the next two weeks. I will be sending you a map of our planned sampling for your review prior to our making these tests. However we can take no responsibility regarding what pollution is found due to the long-standing history of boat building and boat repair here.

Very truly yours,

SEABREEZE YACHT CENTER INC.

Fred E. Ditter, President

FED/jd

CC: R. Jones, Properties Dept.
Port of Oakland
M. Rubke, Esq.

RECEIVED
NOV 17 1988
HAZARDOUS MATERIALS/
WASTE PROGRAM

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY
~~XXXXXXXXXX~~ Agency Director



Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621

Telephone Number: (415) 271-4320

Certified Mail #P 119 024 079

Oct 20, 1988

Seabreeze Yacht Center
280 6th Ave.
Oakland, CA 94606

Attn: Fred Ditter

Re: Notice of Violation

Dear Sir:

In response to a request for assistance from the State Department of Health, Toxics Division, an inspection of the boat sandblasting and repair business at your facility at 280 6th Ave. in Oakland was conducted on July 28, 1988, by Ariu Levi, Hazardous Materials Specialist, of Alameda County Environmental Health. This inspection focused on the possibility of soil contamination by heavy metals.

Three soil samples were taken and submitted to the Alameda County Environmental Health Lab. Michael Craig, the subleasee that ran the boat repair yard, declined an offer of split samples. The contaminant levels that exceed state limits follow:

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Your plan of correction must include, but is not limited to the following:

1. Define the horizontal and vertical extent of the problem by sampling and sample analysis. Submit a sampling plan.
2. Proposed clean up actions.
3. Name of licensed hazardous waste hauler.
4. Location of disposal facility.
5. Measures that will be enacted to prevent the problem from reoccurring.

You are requested to respond to the contents of this letter within fifteen (15) days from the above letter date. If you have any questions concerning this matter, please contact Ariu Levi at 415-271-4320.

Sincerely, *Rf. ASW*
Rafat Shahid, Chief,
Hazardous Materials Program

cc: Lester Feldman, RWQCB
Dwight Hoenig, DOHS
Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection Agency
Director, Port of Oakland

P 119 024 079
RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

★ U.S.G.P.O. 1984-446-014	Sent to	
	Street and No.	
	P.O., State and ZIP Code	
	Postage	\$
	Certified Fee	
	Special Delivery Fee	
	Restricted Delivery Fee	
	Return Receipt Showing to whom and Date Delivered	
	Return receipt showing to whom, Date, and Address of Delivery	
	TOTAL Postage and Fees	\$
PS Form 3800, Feb. 1982	Postmark or Date	10-20-88

WHITE — ENV. HEALTH
YELLOW — FACILITY
PINK — FILES

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

County Use Only

[] Daily

Hazardous Material Inspection Form

Site ID# 236 Site Name SEA BREEZE BOAT REPAIR Date: 7/28/88
Site Address 280 GTH AVE. EPA ID# _____
City, Zip BAK. 94606 Phone _____

☒ MAX AMT stored >
500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ☒ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
☒ II. Business Plans, Acute Hazardous Materials
____ III. Underground Tanks

The marked items represent violations of the Calif. Administrative Code (CAC) or the Health & Safety Code (HS&C)

1a. GENERATOR (Title 22)

- | | | |
|-------------------|-----------------------------|---------|
| _____ | 1. Waste ID | 66471 |
| _____ | 2. EPA ID | 66472 |
| _____ | 3. >90 days | 66508 |
| _____ | 4. Labels | 66493 |
| _____ | 5. Biennial | 66492 |
| Manifest | _____ | _____ |
| _____ | 6. Records | 66480 |
| _____ | 7. Correct | 66484 |
| _____ | 8. Copy sent | 66492 |
| _____ | 9. Exception | 66484 |
| _____ | 10. Copies Rec'd | 66492 |
| Misc. | _____ | _____ |
| _____ | 11. Treatment | 66371 |
| _____ | 12. On-site Disp. (H.S.&C.) | 25189.5 |
| _____ | 13. Ex Haz. Waste | 66570 |
| Prevention | _____ | _____ |
| _____ | 14. Communication | 67121 |
| _____ | 15. Aisle Space | 67124 |
| _____ | 16. Local Authority | 67126 |
| _____ | 17. Maintenance | 67120 |
| _____ | 18. Training | 67105 |
| Contin. gency | _____ | _____ |
| _____ | 19. Prepared | 67140 |
| _____ | 20. Name List | 67141 |
| _____ | 21. Copies | 67141 |
| _____ | 22. Emg. Coord. Trng. | 67144 |
| Containers, Tanks | _____ | _____ |
| _____ | 23. Condition | 67241 |
| _____ | 24. Compatibility | 67242 |
| _____ | 25. Maintenance | 67243 |
| _____ | 26. Inspection | 67244 |
| _____ | 27. Buffer Zone | 67246 |
| _____ | 28. Tank Inspection | 67259 |
| _____ | 29. Containment | 67245 |
| _____ | 30. Safe Storage | 67261 |
| _____ | 31. Freeboard | 67257 |

1b. TRANSPORTER (Title 22)

- | | | |
|----------|-----------------|-------|
| _____ | 32. Application | 66428 |
| _____ | 33. Insurance | 66428 |
| _____ | 34. Comp. Cert. | 66448 |
| _____ | 35. CHP Insp. | 66448 |
| _____ | 36. Containers | 66465 |
| Manifest | _____ | _____ |
| _____ | 37. Vehicles | 66465 |
| _____ | 38. EPA ID #s | 66531 |
| _____ | 39. Correct | 66541 |
| _____ | 40. HW Delivery | 66543 |
| _____ | 41. Records | 66544 |
| Cont'r's | _____ | _____ |
| _____ | 42. Name | 66545 |
| _____ | 43. Covers | 66545 |
| _____ | 44. Recyclables | 66800 |

Comments:

RTS From DOTS. CONCERNED HEAVY METAL
DEPOSITS TO SOIL DUE TO BOAT BOTTOM SAND
BLASTING.

1) EMPTY CANS OF PAINT W/ COPPER MUST BE
DISPOSED OF AS HAZARDOUS WASTE - UNDER MANIFEST.

2) SAND W/ COPPER PAINT THAT EXCEEDS TLCL/STCL
LIMITS = HAZARDOUS WASTE.

3) MAX HOLDING LIMIT FOR HAZARDOUS
WASTE IS 90 DAYS -

4) LABEL ALL HAZ. WASTE.

5) PROVIDE MSDS ACCESS TO EMPLOYEES
THAT CONTACT HAZ. MAT'L'S. PROVIDE
REQUIRED SAFETY EQUIPMENT.

6) ALL HAZARDOUS MAT'L THAT NO LONGER
ARE USABLE = HAZ. WASTE & MUST BE
DISPOSED OF AS SUCH.

7) WASTE PAINT THINNER = HAZ. WASTE
- 2 SOIL SAMPLES TAKEN
- PHOTO GRAPHS TAKEN

2185 ELIGIBLE FORMS GIVEN.

Contact: _____

Applied Time: _____

Title: _____

Inspector: A. CEN

Signature: Michael J. [Signature]

Signature: [Signature]

WHITE — ENV. HEALTH
YELLOW — FACILITY
PINK — FILES

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

County Use Only

[] Daily

Hazardous Material Inspection Form

Site ID# 236 Site Name SEA BREEZE BOAT REPAIR Date: 7/28/18
Site Address 280 GTH AVE. EPA ID# _____
City, Zip BAK. 94606 Phone _____

☒ MAX AMT stored >
500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ☒ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
☒ II. Business Plans, Acute Hazardous Materials
☐ III. Underground Tanks

The marked items represent violations of the Calif. Administrative Code (CAC) or the Health & Safety Code (HS&C)

1a. GENERATOR (Title 22)

1. Waste ID 66471
2. EPA ID 66472
3. > 90 days 66508
4. Labels 66493
5. Biennial 66492

- Manifest
6. Records 66480
7. Correct 66484
8. Copy sent 66492
9. Exception 66484
10. Copies Rec'd 66492

- Misc.
11. Treatment 66371
12. On-site Disp. (H.S.&C.) 25189.5
13. Ex Haz. Waste 66570

- Prevention
14. Communication 67121
15. Aisle Space 67124
16. Local Authority 67126
17. Maintenance 67120
18. Training 67105

- Contin. gency
19. Prepared 67140
20. Name List 67141
21. Copies 67141
22. Emg. Coord. Tmg. 67144

- Containers, Tanks
23. Condition 67241
24. Compatibility 67242
25. Maintenance 67243
26. Inspection 67244
27. Buffer Zone 67246
28. Tank Inspection 67259
29. Containment 67245
30. Safe Storage 67261
31. Freeboard 67257

1b. TRANSPORTER (Title 22)

32. Application 66428
33. Insurance 66428
34. Comp. Cert. 66448
35. CHP Insp. 66448
36. Containers 66465

- Manifest
37. Vehicles 66465
38. EPA ID #s 66531
39. Correct 66541
40. HW Delivery 66543
41. Records 66544

- Cont's
42. Name 66545
43. Covers 66545
44. Recyclables 66800

Comments:

RTS From Dotts. CONCERNED HEAVY METAL
DEPOSITS TO SOIL DUE TO BOAT BOTTOM SAND
BLASTING.

1) EMPTY CANS OF PAINT W/ COPPER MUST BE
DISPOSED OF AS HAZARDOUS WASTE. - UNDER MANIFEST

2) SAND W/ COPPER PAINT THAT EXCEEDS TLLC/STLC
LIMITS = HAZARDOUS WASTE

3) HAZ HOLDING LIMIT FOR HAZARDOUS
WASTE IS 90 DAYS. -

4) LABEL ALL HAZ. WASTE.

5) PROVIDE HANDS ACCESS TO EMPLOYEES
THAT CONTACT HAZ. MATERIALS PROVIDE
REQUIRED SAFETY EQUIPMENT.

6) ALL HAZARDOUS MATERIAL THAT NO LONGER
ARE USABLE = HAZ. WASTE & MUST BE
DISPOSED OF AS SUCH.

7) WASTE PAINT THINNER = HAZ. WASTE
- 2 SOIL SAMPLES TAKEN
- PHOTO GRABS TAKEN

2185 ELIGIBLE FORMS GIVEN.

Contact: _____

Applied Time: _____

Title: _____

Inspector: A. Cervi

Signature: Andrew M. Berry

Signature: [Signature]

Alameda Co. Health Services Agency
Department of Environmental Health
Hazardous Materials Unit

874-7237

BILLING ADJUSTMENT

STID 236

NAME OF ESTABLISHMENT: SEA BREEZE YACHT CTR
MAILING ADDRESS: 280 6TH AVE
OAK, 94606
SITE ADDRESS: SAME

The following actions should be taken regarding the billing for this establishment:

[] Initiate a new bill. The number of employees is _____

[] Rescind the bill for the following reasons:

- ☐ Moved out of Alameda County
- ☐ No Hazardous Materials
- ☐ Out of business

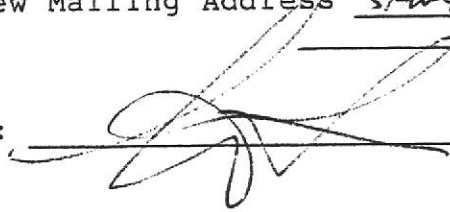
☒ Make adjustment to billing - change number of employees to 3

[] Continue billing without change.

☒ Continue billing with following changes:

New Name SEA BREEZE BOAT REPAIR
New Owner MICHAEL CRAIG
New Site Address SAME

New Mailing Address SAME

Inspector: 

Date 11-30-87

--	--	--	--	--	--	--	--

SECTION C
HAZARDOUS SUBSTANCES

C1. Please check if any of the following categories of hazardous substances is used or handled by your firm:

TOXIC	<input checked="" type="checkbox"/>	CORROSIVE	<input checked="" type="checkbox"/>
FLAMMABLE OR IGNITABLE	<input checked="" type="checkbox"/>	REACTIVE	<input type="checkbox"/>

C2. Please check the attached list for any of the chemical substances you receive, store, mix, treat, formulate, generate, manufacture, transport or dispose of, and enter each by the number identified on the list in the spaces below:

Sample:

11311 81311 121313 181314 181619 18111 171916 41919

CERTIFICATION

I hereby certify that the information on this form is to the best of my knowledge, true and complete

Michael D. Craig
Signature
Deputy
Title

Michael Craig
Typed or Printed Name
10/28/87
Date

Please return completed form to:

Alameda County Division of Environmental Health
470-27th Street, Room 322
Oakland, CA 94612
(415) 874-7237

WHITE — ENV. HEALTH
YELLOW — FACILITY
PINK — FILES

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

County Use Only

[] Daily

Hazardous Material Inspection Form

Site ID# _____ Site Name SEA BREEZE BOAT REPAIR Date: 10/28/87

Site Address 280 6TH AVE. EPA ID# _____

City, Zip OAKLAND 94606 Phone 832-3951

___ MAX AMT stored >
500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
___ II. Business Plans, Acute Hazardous Materials
___ III. Underground Tanks

The marked items represent violations of the Calif. Administrative Code (CAC) or the Health & Safety Code (HS&C)

1a. GENERATOR (Title 22)

- ___ 1. Waste ID 66471
___ 2. EPA ID 66472
___ 3. > 90 days 66508
___ 4. Labels 66493
___ 5. Biennial 66492

- Manifest
___ 6. Records 66480
___ 7. Correct 66484
___ 8. Copy sent 66492
___ 9. Exception 66484
___ 10. Copies Rec'd 66492

- Misc.
___ 11. Treatment 66371
___ 12. On-site Disp. (H.S.&C.) 25189.5
___ 13. Ex Haz. Waste 66570

- Prevention
___ 14. Communication 67121
___ 15. Aisle Space 67124
___ 16. Local Authority 67126
___ 17. Maintenance 67120
___ 18. Training 67105

- Contin. gency
___ 19. Prepared 67140
___ 20. Name List 67141
___ 21. Copies 67141
___ 22. Emg. Coord. Tmg. 67144

- Containers, Tanks
___ 23. Condition 67241
___ 24. Compatibility 67242
___ 25. Maintenance 67243
___ 26. Inspection 67244
___ 27. Buffer Zone 67246
___ 28. Tank Inspection 67259
___ 29. Containment 67245
___ 30. Safe Storage 67261
___ 31. Freeboard 67257

1b. TRANSPORTER (Title 22)

- ___ 32. Application 66428
___ 33. Insurance 66428
___ 34. Comp. Cert. 66448
___ 35. CHP Insp. 66448
___ 36. Containers 66465

- Manifest
___ 37. Vehicles 66465
___ 38. EPA ID #s 66531
___ 39. Correct 66541
___ 40. HW Delivery 66543
___ 41. Records 66544

- Cont's
___ 42. Name 66545
___ 43. Covers 66545
___ 44. Recyclables 66800

Comments:

1) WASTE OIL: QUANT. > 27 GALLONS.
HOURS + 90 DAYS.
A) LABEL ALL BARRELS AS WASTE
OIL. REMOVAL MUST BE BY LICENSED HAULER
MAINTAIN RECEIPTS ON OIL REMOVAL.

2) MAINTAIN COMPLETE INVENTORY
OF MSDS.

Contact: Michael Craig Applied Time: _____

Title: Owner Inspector: ARIN LERI

Signature: Michael Craig Signature: [Signature]

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID KEARS

AGENCY
Agency Director



470-27th Street, Third Floor
Oakland, California 94612
(415)

SITE ID
NAME Seabreeze Yacht Ctr
ADDRESS 280 6th Ave.

DATE 8-26-86
PHONE 832-3957
EPA ID
CITY/ZIP Oakland 94606

The marked items represent violations of the Calif. Administrative Code:
General

- 1. ☐ Waste ID 66471
- 2. ☐ EPA ID's 66472
- 3. ☐ >90 day Stor 66508
- 4. ☐ Labels 66504
- 5. ☐ Biennial RPT 66493
- 6. ☐ Records 66492

Comments: Michael Craig due to take
over business in 3 months.

Manifest

- 7. ☐ Correct 66480
- 8. ☐ Copies sent 66484
- 9. ☐ Except RPT 66484
- 10. ☐ Copies Rec 66492

8 drums of waste oil,
Label the waste oil drums,
All must have tops and be

Misc

- 11. ☐ Treatment 66371
- 12. ☐ On-site Disp
H&S 25189.5
- 13. ☐ ExHazWaste 66570

sealed. Receipts of disposal
must be kept available for
3 years. Clean up all oil

Prevention

- 14. ☐ Communica 67121
- 15. ☐ Aisle space 67124
- 16. ☐ Local Emer 67126
- 17. ☐ Maintenance 67120
- 18. ☐ Training 67105

spillage. Clean up spilled
zinc material,

Contingency

- 19. ☐ Prepared 67140
- 20. ☐ Name List 67141
- 21. ☐ Copies 67141
- 22. ☐ EmerCoorTng 67144

Check material safety data sheet for
degreasing material, pH=13

Containers, Tanks

- 23. ☐ Condition 67241
- 24. ☐ Compatibility 67242
- 25. ☐ Maintenance 67243
- 26. ☐ Inspection 67244
- 27. ☐ Buffer zone 67246
- 28. ☐ Tank Insp 67259
- 29. ☐ Closure 67260
- 30. ☐ Safe Store 67261
- 31. ☐ Freeboard 67257
- 32. ☐ Other

Dirty thinner/waste paint is a hazard-
ous waste which must be dis-
posed of properly. Up to 20
gallons.

CONTACT PERSON Mark Lokely

TITLE owner

SIGN [Signature]

INSPECTOR THOMAS PEACOCK

SIGN

[Signature]

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

CARL N. LESTER, Agency Director



5+1D 236
DIVISION OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS MANAGEMENT UNIT

SECTION A
MASTER FILE RECORD

470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

A1. ESTABLISHMENT NAME
SIEBRIE 129 YACHT 1974 1800 N. RIVERA 36

A2. MAILING ADDRESS
STREET NUMBER: 2801 37 44
STREET DIRECTION (N,S,E,W,ETC.): 45 46
STREET NAME OR P.O. BOX NUMBER: 61TH AVE 47 66
CITY: OAKLAND 67 81
STATE: CA 82 83
ZIP CODE: 94610 84 88
BLDG/PLANT NO: 93 96

A3. ESTABLISHMENT PHONE: 832 103
A4. CONTACT PERSON: MARIAH 104 123

A5. ESTABLISHMENT ADDRESS (IF DIFFERENT FROM MAILING ADDRESS)
STREET NUMBER: 7 14
STREET DIRECTION (N,S,E,W,ETC.): 15 16
STREET NAME: 17 36
CITY: 37 51
STATE: 52 53
ZIP CODE: 54 58
BLDG/PLANT NO: 63 66

A6. OWNER NAME: MARIAH 67 86
A7. OWNER PHONE: 87 96

A8. NAME OF PREVIOUS OWNER: 97 116
A9. DATE YOU STARTED OR ASSUMED BUSINESS
MO: 11 7 DAY: 16 YR: 2 117 122

A10. SIC 1: 3161 52 55
A11. TOTAL NUMBER OF EMPLOYEES: 14 8 11

A12. DO YOU HAVE PERMITS FOR ANY OF THE FOLLOWING:

AIR POLLUTION CONTROL DISTRICT	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	HAZARDOUS WASTE HAULER REGISTRATION	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
SEWER DISTRICT (FOR INDUSTRIAL WASTES)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	REGIONAL WATER QUALITY CONTROL BOARD	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
HAZARDOUS WASTE FACILITY	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N		

SECTION B
UNDERGROUND TANKS CONTAINING HAZARDOUS SUBSTANCES

Identify the type, number and total volume of underground tanks in your firm.

B1. Type	B2. No. of Tanks	B3. Total Volume/Gals.
1. Tank	<input type="text"/>	<input type="text"/>
2. Sump	<input type="text"/>	<input type="text"/>
3. Lagoon, pit or pond	<input type="text"/>	<input type="text"/>
4. Other	<input type="text"/>	<input type="text"/>

None

SECTION C
HAZARDOUS SUBSTANCES

C1. Please check if any of the following categories of hazardous substances is used or handled by your firm:

TOXIC	<input type="checkbox"/>	CORROSIVE	<input type="checkbox"/>
FLAMMABLE OR IGNITABLE	<input checked="" type="checkbox"/>	REACTIVE	<input type="checkbox"/>

C2. Please check the attached list for any of the chemical substances you receive, store, mix, treat, formulate, generate, manufacture, transport or dispose of, and enter each by the number identified on the list in the spaces below:

Sample:

1311	8610						

CERTIFICATION

I hereby certify that the information on this form is to the best of my knowledge, true and complete

Signature

Title

Mark Cokely
Typed or Printed Name

Date

Please return completed form to:

Alameda County Division of Environmental Health
470-27th Street, Room 322
Oakland, CA 94612
(415) 874-7237

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

FACSIMILE TRANSMITTAL

TO:

670 5142
Fax Phone Number

Floor/Room # _____

Name: MARGARET OWB
Title/Section

Agency: DAR OFFICE

Address: _____

Phone #: () _____

FROM:

568 3706
Fax Phone Number

Floor/Room # _____

Date: 8/5/85

Time Sent: 1045

Sender: ARIU LEVI
Title/Section

Phone #: () _____

Number of Pages Including Transmittal Sheet: ✓

Special Instructions/Comments: