PORT OF OAKLAND

February 10, 1994

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

Dear Mr. Smith:

SUBJECT: PRELIMINARY RESULTS FROM PHASE III REMEDIAL INVESTIGATION AT SEABREEZE YACHT CENTER SITE (Env. Proj. # 92-109)

The purpose of this letter is to provide you with preliminary analytical results obtained from the phase III Remedial Investigation at the Seabreeze Yacht Center site.

Sample numbers referred to in the enclosure correspond with locations identified in the Phase III Remedial Investigation workplan.

Please note that these results are not yet complete. We will provide you with a final report once all results are obtained.

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

Sincerely

Dan Schoenholz
Associate Environmental Scientist

Enclosure

cc(w/enclosure): Rich Hiett, RWQCB
(w/o enclosure): Yane Nordhav, Baseline
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TABLE 1

ANALYSES PERFORMED
Seabreeze Yacht Center, Oakland, January 1994

Location	Depth (feet)	TEH	TVH	Oil and Grease	Lead		Copper		Volatile Organic Compounds	Title 26 Metals	Turbidity
					Total	Soluble	Total	Soluble			
SOIL INVESTIGATION											
SB-6H	1.5-2.0				✓						
SB-6I	0.5-1.0 1.0-1.5 1.5-2.0				✓ ✓ NA	✓					
SB-6J	0.5-1.0				✓						
SB-6K	0.5-1.0				✓	✓					
SB-6L	1.0-1.5 1.5-2.0				✓ NA						
SB-9	1.5-2.0				✓						
SB-9D	1.5-2.0				✓	✓					
SB-9F	1.5-2.0				✓	✓					
SB-9G	1.5-2.0				✓						
SB-9H	1.5-2.0				✓	✓					
SB-9I	0.5-1.0				✓	✓					
SB-9J	0.5-1.0 1.0-1.5 1.5-2.0				✓ ✓ NA	✓ ✓					

Table 1 Analyses Performed - *continued*

Location	Depth (feet)	TEH	TVH	Oil and Grease	Lead		Copper		Volatile Organic Compounds	Title 26 Metals	Turbidity
					Total	Soluble	Total	Soluble			
SB-9K	0.5-1.0 1.0-1.5 1.5-2.0				✓ ✓ NA	✓ ✓					
SB-9L	1.0-1.5 1.5-2.0				✓ NA						
SB-9M	0.5-1.0 1.0-1.5 1.5-2.0				✓ ✓ NA	✓ ✓					
SB-9N	1.0-1.5 1.5-2.0				✓ NA	✓					
SB-9O	0.5-1.0 1.0-1.5 1.5-2.0				✓ ✓ ✓	✓					
SB-12A	1.5-2.0				✓	✓	✓	✓			
SB-12C	1.5-2.0				✓	✓	✓	✓			
SB-12H	0.5-1.0 1.0-1.5 1.5-2.0				✓ ✓	✓ ✓	✓ ✓ ✓				
SB-12I	0.5-1.0 1.0-1.5 1.5-2.0				✓ ✓ NA	✓ ✓	✓ ✓				
SB-12J	0.5-1.0 1.0-1.5 1.5-2.0				✓ ✓ NA	✓	✓ ✓				

Table 1 Analyses Performed - *continued*

Location	Depth (feet)	TEH	TVH	Oil and Grease	Lead		Copper		Volatile Organic Compounds	Title-26 Metals	Turbidity
					Total	Soluble	Total	Soluble			
SB-12K	1.0-1.5 1.5-2.0				✓ NA		✓				
SB-12L	0.5-1.0 1.0-1.5 1.5-2.0				✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓				
SB-14C	1.5-2.0				✓	✓					
SB-14H	1.0-1.5 1.5-2.0				✓ NA	✓					
SB-14I	1.0-1.5 1.5-2.0				✓ NA	✓					
CONCRETE CONTAINMENT											
Perimeter Soils											
SB-CC1	0.5-1.0 1.0-1.5	✓ ✓	✓	✓ ✓	✓ ✓	✓ ✓	✓				
SB-CC2	0.5-1.0 1.0-1.5	✓ ✓	✓	✓ ✓	✓ ✓	✓ ✓	✓				
SB-CC3	0.5-1.0 1.0-1.5	✓ ✓	✓	✓ ✓	✓ ✓	✓ ✓	✓				
Standing Water											
Concrete Containment	Grab	✓		✓						✓	✓

Table 1 Analyses Performed - *continued*

Location	Depth (feet)	TEH	TVH	Oil and Grease	Lead		Copper		Volatile Organic Compounds	Title 26 Metals	Turbidity
					Total	Soluble	Total	Soluble			
Concrete Core and Soil											
SB-CC4C	0-0.5	✓		✓	✓		✓				
SB-CC4S	~3.0	✓		✓	✓		✓				
SB-CC5C	0-0.5	✓		✓	✓		✓				
SB-CC5S	~3.0	✓		✓	✓		✓				
GROUNDWATER											
MW-SB1	NA			✓	✓		✓		✓		
MW-SB1[1]	NA			✓	✓		✓		✓		
									✓		
MW-SB2	NA			✓	✓		✓		✓		
									✓		
									✓		

Note: NA = Not applicable

[1] Duplicate sample.

TABLE 2

SUMMARY OF ANALYTICAL RESULTS, CONCRETE CONTAINMENT PERIMETER SOILS
Seabreeze Yacht Center, Oakland, California, January 1994
(mg/kg except where noted)

Sample Location	Sample Date	Depth (feet)	Oil and Grease	TPH				Benzene[3]	Toluene[3]	Ethyl-benzene[3]	Xylenes[3]	Lead		
				Gasoline[1]	Diesel[2]	Kerosene	Motor Oil					Total[4]	Soluble (mg/L)	Total Copper[5]
SB-CC1	1/10/94	0.5-1.0	2,100	<1.0	<50	<50[6]	3,600	<0.005	<0.005	<0.005	<0.005	68	5.6	170
		1.0-1.5	3,700		9,400		45,000					21	2.6	
SB-CC2	1/10/94	0.5-1.0	41,000	<1.0	24,000	[6]	100,000	<0.005	<0.005	<0.005	<0.005	1,000	3.5	28
		1.0-1.5	150		86	[6]	220					1,800	<0.5	
SB-CC3	1/10/94	0.5-1.0	3,300	<1.0	2,200	[6]	12,000	<0.005	<0.005	<0.005	<0.005	120	<0.5	82
		1.0-1.5	680		1,100	[6]	3,500					1,300	<0.5	

Notes: x.x = Bold numbers indicate compounds identified above detection limits.
<x.x = Compound not identified above detection limit.
TPH = Total Petroleum Hydrocarbons.
Sample locations are shown on Figure 2.
Laboratory reports are included in Appendix F.
Lead TTLC = 1,000 mg/kg.
Lead STLC = 5 mg/L.
Copper TTLC = 2,500 mg/kg.
Copper STLC = 25 mg/L.

1 Test Method = 5030/M8015.
2 Test Method = 3550/M8015.
3 Test Method = 8020.
4 Test Method = 7420.
5 Test Method = 7210.
6 Kerosene range not reported by laboratory due to overlap of hydrocarbon ranges.

TABLE 3

SUMMARY OF ANALYTICAL RESULTS, CONCRETE CORE/SOIL SAMPLES
Concrete Containment
Seabreeze Yacht Center, Oakland, California, January 1994
(mg/kg except where noted)

Sample Location	Matrix	Sample Date	Depth (feet)	TPH		Oil & Grease[2]	Total Lead[4]	Total Copper[5]
				Diesel[1]	Motor Oil[1]			
SB-CC4C	Concrete	1/21/94	0-0.5	9	<30	50	<5.0	10
SB-CC4S	Soil		-3.0	14	40	<50	<5.0	13
SB-CC5C	Concrete	1/21/94	0-0.5	17	30	120	<4.8	14
SB-CC5S	Soil		-3.0	16	50	<50	5.8	15

Notes: <x.x = Compound not identified above detection limit.
Lead TTLC = 1,000 mg/kg.
Lead STLC = 5 mg/L.
Copper TTLC = 2,500 mg/kg.
Copper STLC = 25 mg/L.
TPH = Total Petroleum Hydrocarbons.
Sample locations are shown on Figure 4.
Laboratory reports are included in Appendix H.

1 Test Method = 3550/8015.
2 Test Method = 3550/8015.
3 Test Method = SMWW 17:5520BF.
4 Test Method = 7420.
5 Test Method = 7210.

TABLE 4

SUMMARY OF ANALYTICAL RESULTS, CONCRETE CONTAINMENT STANDING WATER
Seabreeze Yacht Center, Oakland, California, January 1994
(mg/L except where noted)

Sample Location	Sample Date	Title 26 Metals		Diesel[1]	Kerosene	Oil and Grease[2]	Turbidity[3] (NTU)
Concrete Containment	1/7/94	Antimony	<0.06	<0.050	<0.050	<5	1.2
		Arsenic	<0.005				
		Barium	0.034				
		Beryllium	<0.002				
		Cadmium	<0.005				
		Chromium	<0.010				
		Cobalt	<0.020				
		Copper	0.020				
		Lead	<0.100				
		Mercury	<0.0002				
		Molybdenum	<0.020				
		Nickel	<0.020				
		Selenium	<0.005				
		Silver	<0.010				
		Thallium	<0.005				
		Vanadium	<0.010				
		Zinc	0.084				

Notes: <x.x = Compound not identified above detection limit.
Sample locations are shown on Figure 2.
Laboratory reports are included in Appendix G.

1 Test Method = 3550/8015M.
2 Test Method = SMWW 17:5520BF.
3 Test Method = 180.1.

TABLE 5

SUMMARY OF ANALYTICAL RESULTS, SOIL INVESTIGATION
Seabreeze Yacht Center, Oakland, California, January 1994

Sample ID	Depth (feet)	Total Lead[1] (mg/kg)	Soluble Lead[2] (mg/L)	Total Copper (mg/kg)	Soluble Copper (mg/L)
SB-6H	1.5-2.0	<4.9			
SB-6I	0.5-1.0	80	5.4		
	1.0-1.5	45			
SB-6J	0.5-1.0	24			
SB-6K	0.5-1.0	180	*		
SB-6L	1.0-1.5	49			
SB-9	1.5-2.0	26			
SB-9D	1.5-2.0	120	11.0		
SB-9F	1.5-2.0	75	4.7		
SB-9G	1.5-2.0	34			
SB-9H	1.5-2.0	270	5.5		
SB-9I	0.5-1.0	310	15.0		
SB-9J	0.5-1.0	110	3.1		
	1.0-1.5	84	2.7		
SB-9K	0.5-1.0	240	7.0		
	1.0-1.5	93	6.8		
SB-9L	1.0-1.5	<4.9			
SB-9M	0.5-1.0	87	5.4		
	1.0-1.5	74	*		
SB-9N	1.0-1.5	180	2.8		
SB-9O	0.5-1.0	<5.0			
	1.0-1.5	<5.0			
	1.5-2.0	58	2.0		
SB-12A	1.5-2.0	140	5.1	350	27
SB-12C	1.5-2.0	340	26.0	360	30
SB-12H	0.5-1.0	150	5.9	190	
	1.0-1.5	300	8.0	3,500	
SB-12I	0.5-1.0	230	7.5	100	
	1.0-1.5	200	8.0	150	
SB-12J	0.5-1.0	48		86	
	1.0-1.5	63	3.4	240	

Table 5 Summary of Analytical Results, Soil Investigation

Sample ID	Depth (feet)	Total Lead[1] (mg/kg)	Soluble Lead[2] (mg/L)	Total Copper (mg/kg)	Soluble Copper (mg/L)
SB-12K	1.0-1.5	19		170	
SB-12L	0.5-1.0	220	8.6	240	
	1.0-1.5	75	7.4	120	
	1.5-2.0	140	1.2	39	
SB-14C	1.5-2.0	65	3.5		
SB-14H	1.0-1.5	120	3.0		
SB-14I	1.0-1.5	230	3.1		

Notes: <x.x = Compound not identified above detection limit.
Lead TTLC = 1,000 mg/kg.
Lead STLC = 5 mg/L.
Copper TTLC = 2,500 mg/kg.
Copper STLC = 25 mg/L.
NA = Not analyzed.
Sample locations are shown on Figures 4-7.
Laboratory reports are included in Appendix D.

1 Test Method = 7420.
2 Test Method = 7210.
* WET Analysis rerun.