

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT  
8-20-04

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 6<sup>th</sup> 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,



Ariu Levi  
Division Chief

cc: D. Drogos, B. Chan

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Lead DTSC  
RO 2461

September 13, 1999  
SLIC # 236

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

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

**Re: Phase Two Work Plan for Intake and Discharge Tunnels, Former Seabreeze Yacht Center, 280 6<sup>th</sup> 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 6<sup>th</sup> 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



DTSC  
R102461

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.

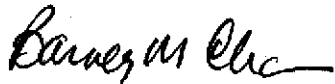
The work plan for the remediation of the tunnels proposed two phases; an investigation phase and a remediation and sealing phase. The second phase will depend on the findings of the first. So as not to delay this investigation, our offices approve of phase one of the tunnel remediation consisting of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



Ro# 2461

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 6<sup>th</sup> 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



RO# 2461

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 6<sup>th</sup> 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



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#2461

January 25, 1999  
StID # 236

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

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 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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 2461

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



((OTSC))  
RO#2461

August 26, 1997  
SLIC StID # 236

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

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



R02461

STID 236

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

March 24, 1997

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 proceed 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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#2461

*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

R02461

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

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



R02461

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,

Tom Peacock, Area Manager  
Hazardous Materials Division

c: files/inspector



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO2461

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

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

December 8, 1994  
SLIC StID # 236

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

**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,

A handwritten signature in cursive script that reads "Barney M. Chan".

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



R02461

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:

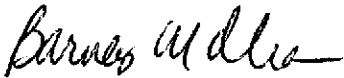
1. In regards to the four boring locations with previously identified hazardous levels of lead and/or copper, the proposal to excavate approximately 100 cubic yards around these areas and collect verification samples is acceptable. Due to the wide spread contamination of oil and grease and Bunker C oil 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



R02461

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,

A handwritten signature in cursive script that reads "Barney M. Chan".

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



R02461

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R02461

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,

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02461

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. Shoeholz:

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.

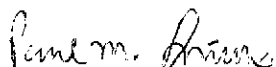
The work plan is approved with the inclusions stated in this

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



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R02461

RAFAT A. SHAHID, Assistant Agency Director

May 20, 1993

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

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

**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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02461

March 1, 1991

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

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,

Handwritten signature of Barney M. Chan in cursive.

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

06

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02461

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 94607RE: 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 Departmentcc: 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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R02461

Certified Mail #P 062 128 037

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

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

R02461

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

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 \_\_\_\_\_

SUPV. DIST.

C.T.

A. Premises Address \_\_\_\_\_  
Number Street City Zip Code Phone

Owner/Operator \_\_\_\_\_  
If corporation, also show name of corporation president Phone

B. Home Address \_\_\_\_\_  
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, Bactl. & Chem. Anal.

**Drinking Water Analysis**

- \_\_\_ Bacterial
- \_\_\_ Chemical
- \_\_\_ Other \_\_\_\_\_

Number of Units/Hrs. \_\_\_\_\_ Fee Per Unit/Hr. \$ \_\_\_\_\_ Total Fee \$ \_\_\_\_\_

REMARKS: \_\_\_\_\_

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 \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_



**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:

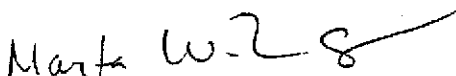
BASELINE has been retained by the Port of Oakland to investigate the nature and extent of contamination at the property at 280 Sixth Avenue. The property is owned by the Port of Oakland, and currently occupied by Seabreeze Yacht Center, Inc.

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:ac:S-26

5/7

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R02461

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY  
~~XXXXXXXXXXXX~~ Agency Director



Department of Environmental Health  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621

R02461

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:

Sample ID#	Concentration in ppm	TTLIC 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 (TTLIC).

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.

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