

March 19, 2002

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

Subject:

Annual Groundwater Monitoring Report, Former Seabreeze Yacht Center,

Oakland

Dear Mr. Chan:

Please find enclosed the annual groundwater monitoring report for the former Seabreeze Yacht Center, 280 Sixth Avenue, Oakland. This report documents the results of sampling monitoring wells MW-SB2, MW-SB3, MW-SB4, and MW-SB5 for total extractable hydrocarbons (TEPH) as diesel with silica gel cleanup, and MTBE.

The results indicate that neither TEPH (0.05mg/l) or MTBE (0.005mg/l) were detected in the four monitoring wells. If you have any questions, please contact me at 510-627-1184.

Sincerely,

Douglas P. Herman

Associate Port Environmental Scientist

Cc (w/encl.): Betty

Betty Graham, RWQCB

Gretchen Snoey, Lowney Associates

Cc:(w/o encl): Yane Nordhav, Baseline Environmental Consultants

C:\win\mydocs\projects\seebreeze\march 19, 2002 transmittal

BASELINE

ENVIRONMENTAL CONSULTING

5 March 2002 S9171-C1

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Mr. Douglas Herman
Port of Oakland
Environmental Health and Safety Compliance Department
530 Water Street
Oakland, California 94607

Subject: Annual Groundwater Monitoring Report, January 2002, Former Seabreeze Yacht Center, Inc. Site, 280 6th Avenue, Oakland, California

Dear Douglas:

This report documents the groundwater sampling activities performed in January 2002 at the former Seabreeze Yacht Center, Inc. site (Site), located at 280 6th Avenue in Oakland, California (Figure 1). The groundwater monitoring was conducted in accordance with the 2 September 1997 letter from the Alameda County Health Care Services Agency, Department of Environmental Health (County) to the Port. The County approved the Port's request to: 1) modify the groundwater monitoring network to include only monitoring wells MW-SB2, MW-SB3, MW-SB4, and MW-SB5 (Figure 2); 2) perform groundwater monitoring on an annual basis; and 3) analyze collected groundwater samples for total extractable petroleum hydrocarbons (TEPH) as diesel, with a silica gel cleanup. The County required the Port to conduct groundwater monitoring during the first quarter of each year for an unspecified period. The Port also decided to analyze collected groundwater samples for methyl tertiary butyl ether (MTBE) beginning in February 2000.

FIELD ACTIVITIES, JANUARY 2002

The presence of free product was checked and water levels were measured in the monitoring wells on 22 January 2002 using a dual-interface probe. Water levels were measured and recorded to the nearest one-hundredth of a foot. The dual-interface probe was decontaminated after each use by washing in an Alconox® solution and rinsing with deionized water. No sheen or free product was observed in any of the wells.

Following collection of water level measurements, the monitoring network wells were purged of approximately three well casing volumes. The wells were slowly purged using a peristaltic



Mr. Douglas Herman 5 March 2001 Page 2

pump with new, disposable polyethylene tubing lowered inside the wells (the portion of tubing attached to the pump consisted of silicone; the remaining sections of the tubing consisted of polyethylene). Electrical conductivity, turbidity, pH, and temperature parameters of the purge water were monitored during purging. Stable parameter readings were obtained from all wells.

The water levels in all the monitoring wells did not recover to 80 percent of their original water levels on the day the wells were purged. Therefore, groundwater samples were collected on 24 January 2002 after sufficient water was available in all the wells. Groundwater samples were collected from the wells using a peristaltic pump with new disposable tubing.

The groundwater samples were submitted under chain-of-custody protocol to McCampbell Analytical, Inc. and were analyzed for TEPH as diesel (EPA Method 8015M) and MTBE (EPA Method 8021B). Prior to the TEPH analysis, the samples were subjected to a silica gel cleanup (EPA Method 3630C). The groundwater sampling forms, documenting sampling activities, are included in Attachment A and the chain-of-custody form is included in Attachment B.

One drum, containing purge and decontamination water, was generated from the January 2002 sampling activities. The drum was labeled and stored on-site for future off-site disposal by the Port.

ANALYTICAL RESULTS

The analytical results are summarized in Table 1 and the laboratory report is presented in Attachment B. TEPH as diesel and MTBE were not identified in any of the samples collected from the monitoring network wells above the laboratory reporting limits.

A quality control review of the laboratory report was conducted by BASELINE; the corresponding quality control checklist is provided in Attachment C. In summary, the samples were analyzed within an appropriate time frame and the laboratory quality control results were reported within laboratory specified recovery limits.

GROUNDWATER FLOW DIRECTION

Recently collected and historic groundwater elevation data are summarized in Table 2. The groundwater elevation data collected on 22 January 2002 (during intermediate tide) were used to develop groundwater elevation contours. The groundwater flow direction is generally toward the east; the groundwater flow direction during the 22 January 2002 sampling event is shown on Figure 2.

BASELINE

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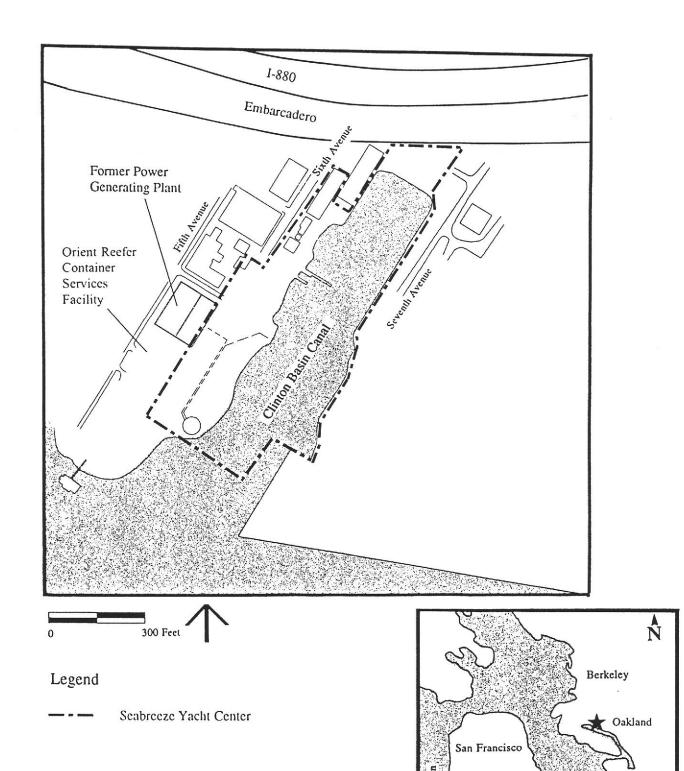
A wetlands enhancement project is planned at the site. As part of the project, monitoring well MW-SB2 will be extended two to three feet vertically to match the proposed grade of the surrounding area.

Should you have any questions, or need further information, please contact us at your convenience.

Sincerely,

Yane Non Principal

YN:RS:cr Attachments Ragnar K. Stefansson Project Engineer

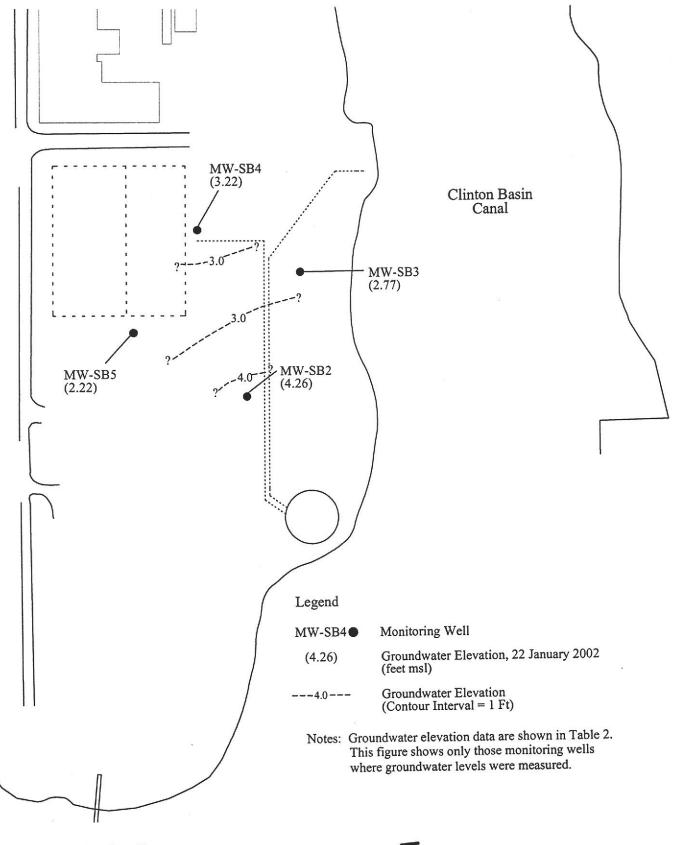


Seabreeze Yacht Center Oakland, California

BASELINE



Figure 2



Seabreeze Yacht Center Sixth Avenue Oakland, California



RASELINE

TABLE 1 ANALYTICAL RESULTS Seabreeze Yacht Center, Oakland, California (mg/L)

		Metals ¹		Total Exti	actable Hydr	ocarbons ²	ere produce a south
Sample ID	Sample Date	Lead	Copper	Diesel	Bunker C	Motor Oil	MTBE ³
PW-2	02/02/95	0.0043					
	03/06/95			1.74,5	4.4 ^{4,5}	1.14,5	
	07/01/96	< 0.003	< 0.01	< 0.049	<0.3		
	09/16/96	< 0.00311	< 0.00512	< 0.05	<0.5	< 0.25	
	12/11/96	0.010111	< 0.00312	0.1114	<0.5	< 0.25	
	03/14/97	0.0040111	< 0.00312	< 0.05	<0.5	<0.25	
	06/20/97			<0.05			
MW-SB2	04/19/91	<0.07	0.0481				
	07/09/91	<0.068	<0.029				-
	01/10/94	<0.108	<0.029			_	
	01/26/94	0.00489	0.0149	×-		-	
	03/06/95			16.0 ^{4,5}	28.0 ^{4,5}	4.94,5	
	07/01/96	< 0.003	0.055	<0.05	<0.3		
	09/16/96 ¹⁰	<0.00311	< 0.00512	<0.05	<0.5	<0.25	
	12/11/96	0.0085511	0.0035412	0.1614	<0.5	<0.25	
	03/14/97	0.0031411	<0.00312	0.061	<0.5	<0.25	
	06/20/97			0.15			
	01/28/98			<0.0516			
	01/06/99			<0.048			
	02/04/0019						<0.005
	01/19/01		:	<0.05			<0.005
	01/24/02			<0.05			<0.003
MW-SB2A	03/06/95			18.0 ^{4,5,6}	33.0 ^{4,5,6}	<25.0 ^{4,5,6}	
	07/01/96	< 0.003	0.065	0.17	<0.35		
	09/16/96	<0.00311	<0.00512	0.17	<0.55	<0.25	
MW-SB3	03/06/95			2.34,5	5.8 ^{4,5}	1.54,5	
	07/01/96	0.0036	< 0.01	< 0.049	< 0.3		
	09/16/96	<0.00311	< 0.00512	< 0.054	<0.5	0.284	
	12/11/96	<0.00311	< 0.00312	0.1914	<0.5	<0.25	
	03/14/97	<0.00311	0.0052912	0.08515	<0.5	<0.25	
	06/20/97			0.15		-	
	01/28/98			< 0.0516			
	01/06/99			<0.049 ¹⁷			
	02/04/00			<0.05			<0.002
	01/19/01			<0.05			<0.005
	01/24/02			<0.05			<0.005

(continued)

Table 1 continued

en esta dell'Estado Sales all'association	24 25 3	Met	als ¹	Total Exti	actable Hydr	ocarbons ²	
Sample ID	Sample Date	Lead	Copper	Diesel	Bunker C	Motor Oil	MTBE ³
MW-SB3A	06/20/97			0.11			
	01/28/98			< 0.0516			
	01/06/99	($0.13^{7,18}$		==	
	02/04/00			<0.05	••		<0.002
MW-SB4	03/03/95			1.44,5	3.04	0.664	
2.27. 02.	07/01/96	0.014	0.013	< 0.049	<0.3		
	09/16/96	<0.00311	< 0.00512	< 0.05	<0.5	< 0.25	
	12/11/96	0.0046511	0.0067412	0.1214	<0.5	< 0.25	<u>-</u>
	03/14/97	0.0051911	< 0.00312	< 0.05	<0.5	< 0.25	_
	06/20/97	s 		0.11			-
	01/28/98			< 0.0516			-
	01/06/99			< 0.049			_
	02/04/00			< 0.05			<0.002
	01/19/01			< 0.05			<0.005
	01/24/02			<0.05			<0.005
MW-SB5	03/06/95			15.0 ^{4,5}	34.04,5	8.14,5	
	07/01/96	0.0031	0.012	< 0.049	<0.3		
	09/16/96	<0.00311	< 0.00512	0.144,13	<0.5	< 0.25	
	12/11/96	0.0034411	< 0.00312	0.1614	<0.5	< 0.25	
	03/14/97	<0.00311	0.0031812	0.29	<0.5	< 0.25	
	06/20/97			0.27			
	01/28/98			< 0.0516			
	01/06/99			<0.05			
	02/04/00			< 0.05			<0.002
	01/19/01			< 0.05			<0.005
	01/24/02			<0.05			<0.005
MW-SB5A	03/06/95			15.04,5,6	31.04,5,6	6.94,5,6	
	12/11/96	<0.00311	<0.00312	0.08114	<0.5	<0.25	-
	03/14/97	<0.00311	<0.00312	0.22	<0.5	<0.25	_
	01/24/02			< 0.05			<0.005

Notes: $\langle x.x = \text{analyte not identified above laboratory reporting limit of } x.x.$ x.x = concentrations reported at or above laboratory reporting limit.

-- = no analysis performed.

MW-SB2A = duplicate sample collected from well MW-SB2.

MW-SB3A = duplicate sample collected from well MW-SB3.

MW-SB5A = duplicate sample collected from well MW-SB5.

Refer to Figure 2 for well locations (note that the location of well PW-2 is not shown on Figure 2 as groundwater samples were not collected from this well in 2001).

Laboratory reports for the January 2002 sampling event are included in Attachment B.

Analytical Method EPA 6010A, unless otherwise noted.

Analytical Method California DOHS, LUFT Manual (EPA 8015M). Samples were subjected to silica gel cleanup (EPA Method 3630) prior to analysis, unless otherwise noted.

Table 1 continued

- 3 Analytical Method EPA 8020 or 8021B.
- Sample chromatogram does not resemble hydrocarbon standard.
- Samples were not subjected to silica gel cleanup prior to analysis.
- 6 Duplicate sample centrifuged prior to TEPH analyses.
- Sample exhibited fuel pattern which did not resemble standard.
- 8 Analyzed using EPA Method 7420.
- 9 Analyzed using EPA Method 7210.
- Sample also analyzed for mercury, arsenic, cadmium, chromium, iron, nickel, silver, and zinc. All metals were reported below the corresponding laboratory reporting limits except for iron, which was identified at 0.13 mg/L.
- Analyzed using EPA method 7421. Sample filtered by the laboratory prior to analysis.
- ¹² Analyzed using EPA Method 7211. Sample filtered by the laboratory prior to analysis.
- Laboratory indicated that miscellaneous peaks were present in the diesel range.
- The laboratory indicated that the analyte was also found in the corresponding method blank at a concentration of 0.063 mg/L as well as in the sample, verifying laboratory contamination. The sample chromatographic pattern matched that of the laboratory contaminant reported in the method blank. Therefore, the reported concentration is a false positive concentration.
- The laboratory indicated that the chromatographic pattern of the sample matches a known laboratory contaminant. Based on telephone correspondence with Mr. Ron Chu of PACE, the laboratory contaminant may be due to contamination of the silica gel used to clean up the sample prior to analysis.
- The corresponding method blank sample (laboratory sample) contained 0.067 mg/L of a hydrocarbon reported to be heavier than diesel. The laboratory indicated that the method blank sample result should not affect the data quality since the collected samples did not contain diesel above the laboratory reporting limit.
- The corresponding duplicate sample, MW-SB3A, was reported to contain diesel above the laboratory reporting limit.
- The laboratory indicated that the sample chromatogram contained heavier hydrocarbons than the diesel standard.
- Well could not be located at time of sampling.

TABLE 2 GROUNDWATER ELEVATION DATA Seabreeze Yacht Center, Oakland, California

or Colors			Surface Elevation	TOC Elevation	Depth to Groundwater	Groundwater Elevation
Well	Date	Time	(msl)	(msl)	(feet)	(msl)
PW-21	02/15/95 ²		5.56	6.57	4.60	1.97
	03/03/95	9:10			3.90	2.67
	06/28/96	7:37			3.83	2.74
	09/16/96	8:54			4.19	2.38
	12/11/96	10:10			3.64	2.93
	03/12/97	9:00			4.08	2.49
	06/18/97	9:08			3.45	3.12
	01/26/98	10:43	No. 40-40-40-40-40-40-40-40-40-40-40-40-40-4		4.0	2.57
MW-SB2 ³	04/19/91	11:09	6.2	7.18	5.38	1.8
	07/09/91	11:04	R		3.7	3.48
	01/10/94	12:31			3.08	4.1
	01/26/94	13:40			1.63	5.5
	11/14/94	7:30			4.8	2.38
	11/14/94	11:05			4.76	2.42
	11/14/94	14:14			4.73	2.45
	11/28/94	9:00			2.85	4.33
	03/03/95	8:50			2.84	4.34
	06/28/96	7:40			3.76	3.42
	09/16/96	9:01			4.30	2.88
	12/11/96	11:15			2.00	5.18
	03/12/97	9:02			3.48	3.70
	06/18/97	9:10			3.94	3.24 5.53
.70	01/26/98	10:02	*		1.65	3.88 ⁵
	01/04/99	8:11			3.30	6
	02/01/00	10:20		0.027	3.91	5.02
	01/17/01	9:20		8.937	4.67	4.26
	01/22/02	9:30				
MW-SB3 ³	11/14/94	7:25	6.0	8.10	8.23	-0.13
	11/14/94	11:00			8.14	-0.04
8	11/14/94	14:12			8.07	0.03
	11/28/94	8:53	1		6.32	1.78 1.95
	12/06/94	8:37			6.15	1.32
	03/03/95	8:40			6.78 5.46	2.64
	06/28/96	7:35		1	5.78	2.32
	09/16/96	8:55			5.31	2.79
1	12/11/96	10:32			6.03	2.07
	03/12/97	9:05 9:12			5.50	2.60
	06/18/97	9:12			5.12	2.98
	01/26/98 01/04/99	9:20 8:20			5.97	2.13
	01/04/99	9:50			5.81	2.29
	02/01/00	9:15			6.04	2.06
	01/17/01	9:00			5.33	2.77

Table 2 continued

Well	Date	Time	Surface Elevation (msl)	TOC Elevation (msl)	Depth to Groundwater (feet)	Groundwater Elevation (msl)
MW-SB4	11/28/94	9:02	6.6	6.39	1.05	5.34
	03/03/95	8:35			0.90	5.49
	06/28/96	8:28			3.16	3.23
	09/16/96	8:52			2.85	3.54
	12/11/96	9:28			0.65	5.74
	03/12/97	9:07			2.53	3.86
	06/18/97	9:25			3.10	3.29
	01/26/98	10:30			0.88	5.51
	01/04/99	8:26			2.55	3.84
	02/01/00	10:43			0.61	5.78
	01/17/01	9:01			1.70	4.69
	01/22/02	10:00			3.17	3.22
MW-SB5⁴	11/28/94	8:40	6.9	6.30	6.32	-0.02
	03/03/95	9:00			2.54	3.76
	06/28/96	8:45			2.43	3.87
	09/16/96	10:15			2.52	3.78
	12/11/96	14:12			3.09	3.21
	03/12/97	9:11			2.42	3.88
	06/18/97	8:56			2.32	3.98
	01/26/98	14:10			1.42	4.88
	01/05/99	12:20			3.50	2.80
	02/01/00	12:27			3.91	2.39
	01/17/01	7:54			4.21	2.09
	01/22/02	11:05			4.10	2.20

Notes:

11/14/94: High tide 9:21; Low tide 15:50.

11/28/94: High tide 7:46.

02/15/95: High tide 5:14 and 18:03; Low tide 23:34.

03/03/95: High tide 13:14; Low tide 7:03.

06/28/96: High tide 11:41 and 22:32; Low tide 4:35 and 16:09.

09/16/96: High tide 2:57 and 14:57; Low tide 8:23 and 21:07.

12/11/96: High tide 1:02 and 11:47; Low tide 5:35 and 18:30.

03/12/97: High tide 2:17 and 15:02; Low tide 8:23 and 20:29.

06/18/97: High tide 12:18 and 23:07; Low tide 5:15 and 16:49.

01/26/98: High tide 10:10; Low tide 4:00 and 16:57.

01/04/99: High tide 2:21 and 13:06; Low tide 7:13 and 19:53.

01/05/99: High tide 3:07 and 13:54; Low tide 8:09 and 20:37.

02/01/00: High tide 9:01 and 23:19; Low tide 3:03 and 16:08.

01/17/01: High tide 6:38 and 19:47; Low tide 13:25.

01/22/02: High tide 6:16 and 19:58; Low tide 13:25.

- = No data.

msl = Feet above mean sea level.

TOC = Top of casing.

Refer to Figure 2 for well locations (note that the location of Well PW-2 is not shown on Figure 2 as groundwater levels were not collected from this well in 2001).

- Well survey conducted by Bates & Bailey 2/8/95.
- Groundwater elevation measured by SOMA; all other elevations measured by BASELINE.
- Well survey conducted by Bates & Bailey 11/18/94.

Table 2 continued

Well survey conducted by Bates & Bailey 11/28/94.

During groundwater sampling activities on 1/4/99, the aboveground well head protection steel outer casing and inner polyvinyl chloride casing of this monitoring well appeared to have been damaged (outer and inner casings were in a slightly slanted position); therefore, groundwater elevation measurements may be skewed.

During groundwater sampling activities on 1 February 2000, monitoring well MW-SB2 was not found.

New top of casing elevation establishing in April 2000 after the well was repaired; the well survey is included in Attachment A of the January 2001 annual groundwater monitoring report.

ATTACHMENT A GROUNDWATER SAMPLING FORMS

Project no.:	S9171-C1			Well no.:	MW-SB2		Date:	1/22/02
Project name:		Yacht Center		Depth of well from		11.50 (measured)		
Location:	280 6th Aver			Well diameter (inc		2		
3 (2000) - (Oakland, Ca			Screened interval from TOC (feet):		4.80-12.80*		
Recorded by:	WKS			TOC elevation (feet): 8.93*				
Weather:	Sunny			Water level from T	ΓOC (feet):	4.67	() =	9:30(1/22/02)
Precip in past 5	days (inch):	0.21 (1/22/	02)	Product level from	TOC (feet):	None		9:30(1/22/02)
				Water level measu	rement device:	Dual interface pro	be	
CALCULATIO	N OF WELL	_ VOLUME:						
	[11.50 ft) -	(4.67 ft)] x	$(0.083 \text{ ft})^2 \text{ x}$	3.14 x 7.48 =	1.1			
	well depth	water level	well radius		3.3	4 gallons in 3 w	ell volur	nes
					3.5	total gallons r	removed	
CALIBRATION								
			Time	Temp (° C)	<u>H</u> q	EC (µmho/c	em)	<u>NTU</u>
	Calibration S	Standard:		••	7.00/10.01	1,000		0/5
	Before	Purging:	8:30	10.2	7.00/10.01	1,000		0/103.7
	After	r Purging:	11:45	12.1	7.00/10.01	1,000		0/5.100
FIELD MEAS	URFMENTS	le.						
I ILLU MENS	Tem		<u>EC</u>	Cumulative Ga	llons			
<u>Tim</u>			(umho/cm			Appearance		NTU
9:50	0 14.3	3 6.95		1	Clear			20.5
9:58			0.53	2	Clear			8.14
10:04	4 16.1	1 6.62	2 15,330	3	Clear	L		8
	-			3.5	Pumped d	ıry		100
				20				
* Casing renoi-	ed and recurs	veyed in March	2000.					
Casing repail	iou anu resurv	. Oyou iii iviaitii .						3
DO calibration:				NO. CONTRACTOR CONTRAC	DO results a	after purge (mg/L):		
Water level afte)=	or to sampling (feet): 8.16				Time:	8:36 (1/24/02)
Appearance of		Clear		8			Time:	8:36 (1/24/02)
Duplicate/blank		None					Time	
Purge method:	Parameter -	Peristaltic pun	np					
Sampling equipment: Peristaltic pump						VOC attachment:	None re	quired
Sample contain			nber glass, 2-VC)As				
Sample analyse				cleanup, MTBE	**	Laboratory:	Chroma	ılab
Decontamination			r, DI water rinse			Rinsate disposal:	On-site	drum
Decomaninam	on moniou.	Tot and water	-,			-		

S9171-C1gwJan02.wpd-2/25/02

Project no.:	S9171-C1			Well no.:	MW-SB3		Date:	1/22/02
Project name:	Seabreeze Y	acht Center		Depth of well from	TOC (feet):	11.06		
Location:	280 6th Aver	nue	•	Well diameter (incl	h):	2		
	Oakland, CA	A		Screened interval from TOC (feet): 4.86-11.06				
Recorded by:	WKS			TOC elevation (fee	et):	8.10		
Weather:	Sunny			Water level from T		5.33	Time:	
Precip in past 5	days (inch):	0.21 (1/22/02	2)	Product level from		None	_	9:00 (1/22/02)
				Water level measur	rement device:	Dual interface p	orobe	
CALCULATIO	N OF WELL	. VOLUME:						
	[(11.06 ft) -	(5.33 ft)] x	$(0.083 \text{ ft})^2 \text{ x}$	$3.14 \times 7.48 =$	0.	934 gallon in	one well vo	olume
	well depth	water level	well radius			8 gallons in	3 well vol	umes
	7 (3 (200))				4	total gallo	ons remove	d
CALIBRATIO	M							
CALIBRATIO	IN		<u>Time</u>	Temp (° C)	<u>pH</u>	EC (µmh	o/cm)	NTU
	Calibration S	Standard:	<u>1 ime</u>	1ettip (C)	7.00/10.01	1,00		0/5
		Purging:	8:30	10.2	7.00/10.01	1,00		0/103.7
		Purging:	11:45	12.1	7.00/10.01	1,00		0/100
		-		- — » -	records to 4500 - 500 (5 x 500 / 6 Till)	. • Pass		
FIELD MEAS	UREMENTS	:	\$550 MACC					
Time	Tempe (° C		EC (µmho/cm	Cumulative Gal Removed	llons	Appearance	e	<u>NTU</u>
9:10	_		30,650	3			-	8.26
9.10	, 14.4	0.03	20,000	4	Pumped d	lry		
					1	•		
Note: Recharge	e rate too slow	to allow 80% re	charge in all w	rells on 1/22/02. San	nples collected 1/	24/02 after all we	ells had recl	narged to at least
80%.								
						50 SECTION		
DO calibration:					DO results aft	er purge (mg/L):		4
Water level afte	r purging prio	or to sampling (fe	et): 7.65					8:20 (1/24/02)
Appearance of s	sample:	Clear					Time	8:20 (1/24/02)
Duplicate/blank	number:	None					Time	
Purge method:	•	Peristaltic pump)			A CONTRACT NAME OF THE PARTY OF		
Sampling equip	ment:	Peristaltic pump			24	VOC attachment:	None req	uired
Sample contain	9	Two 1-liter amb)As				
Sample analyse	8			cleanup, MTBE		Laboratory:	Chromala	nb
	in the second se					Rinsate disposal:		
Decontamination	on method:	TSP and water,	DI water rinse	7		ransaw arsposar.		

S9171-C1gwJan02.wpd-2/25/02

								·····	
Project no.:	S9171-C1			Well no.:	MW-SB4		Date: _	1/22/02	
Project name:	Seabreeze Y	acht Center		Depth of well from	TOC (feet):	14.75		and the second s	
Location:	280 6th Ave	nue .		Well diameter (inch	ı):	2			
Accepted to the control of the contr	Oakland, Ca	A		Screened interval from TOC (feet): 2.55-14.75				***	
Recorded by:	WKS			TOC elevation (fee	t):	6.39			
Weather:	Sunny			Water level from To	OC (feet):	3.17	Time: _	10:00 (1/22/02)	
Precip in past 5 da	ays (inch):	0.21 (1/22/	(02)	Product level from	TOC (feet):	None	_ Time: _	10:00 (1/22/02)	
				Water level measurement device: Dual interface probe					
CALCULATION	OF WELL	VOLUME:							
[(14.75 ft) - (3.17 ft)] x $(0.083 \text{ ft})^2 \text{ x}$				3.14 x 7.48 =	1.89	gallons in o	ne well vo	lume	
		vater level	well radius		5.66	gallons in 3	well volu	mes	
					4.5	total gallon	s removed	and the state of t	
CALIBRATION			Т:	Town (° C)	pН	EC (µmh	o/cm)	<u>NTU</u>	
	Calibration S	Standard:	Time	Temp (° C)	7.00/10.01	1,00		0/5	
			8:30	10.2	7.00/10.01	1,00		0/103.7	
		Purging:	11:45	12.1	7.00/10.01	1,00		0/100	
	Atter	Purging:	11.43	12.1	7.00/10.01		•		
FIELD MEASU	REMENTS	:							
	Tem	Second Control of the	EC	Cumulative Gall	ons	Å === aa=a=	•	<u>NTU</u>	
<u>Time</u>	(° C		(umho/cm)		Clear	Appearance	₹	7.29	
10:16	12.8		4,481	1	Clear			11.3	
10:20	14.9		10000000 \$10000000000000000000000000000	2	Clear			9.49	
10:25	16.3		7 to 200 1 to 200 100 to 200 to 200 100 to 200 to 200 100 to 200 to 200 100 t	3	Clear			4.45	
10:30	16.8	6.89	18,050	4.5	Pumped d	ln.			
				4.3	r umpea e	ıı y			
Total de Care									
200								•	
- C-1-1-2 AMPRINGS									
DO calibration:					DO results aft	er purge (mg/L):			
***			feet): 3.25		_	P8- (5 - /		: 8:50 (1/24/02)	
Water level after		Clear	1eet). <u>3.23</u>					8:50 (1/24/02)	
Appearance of sai	3.0						Time		
Duplicate/blank number: None									
Purge method: Peristaltic pump						VOC attachment:	None rea	uired	
Sampling equipm		Peristaltic pur		\	-	y OC attacillifett.	- Tone req	••	
Sample container	ii ii		nber glass, 2-VO			Laboratory:	Chromale	ah	
Sample analyses:				cleanup, MTBE		Rinsate disposal:			
Decontamination method: TSP and water, DI water rinse				_	ransate disposal:	Oil-Site 0	Lulli		

I					14W 2D 2		Deter	1/22/02
Project no.:	S9171-C1			Well no.:	MW-SB5	14.75	Date: _	1/22/02
Project name:		Yacht Center		Depth of well from		14.75		
Location:	280 6th Ave	*****		Well diameter (inch):		2 55 14 75		
	Oakland, C	A		Screened interval from TOC (feet): 2.55-14.75				
Recorded by:	WKS			TOC elevation (fee		6.30	Ti	11.05 (1/22/02)
Weather:	Sunny	0.01.41.65	(00)	Water level from T		4.10 Nana	1.00	11:05 (1/22/02) 11:05 (1/22/02)
Precip in past 5	days (inch):	0.21 (1/22)	(02)	Product level from		None Dual interface	-	11.03 (1/22/02)
				Water level measu	rement device:	Dual interface	probe	
CALCULATIO	N OF WELI	L VOLUME:					×	
[(14	4.75 ft) - ((4.10 ft)] x	$(0.083 \text{ ft})^2 \text{ x}$	3.14 x 7.48 =	1.7			
we	ell depth	water level	well radius		5.2	gallons in 3	3 well volu	mes
					4.5	total gallor	s removed	
CALIBRATIO	N							
	TO THE		Time	Temp (° C)	pН	EC (µmh	o/cm)	NTU
	Calibration	Standard:			7.00/10.01	1,00	0	0/5
	Before	Purging:	8:30	10.2	7.00/10.01	1,00	0	0/103.7
		r Purging:	11:45	12.1	7.00/10.01	1,00	0	0/100
FIELD MEASUREMENTS:								
FIELD MEAS			EC	Cumulativa Cal	llone			
Time	<u>Tem</u> e (° C		EC (µmho/cm	Cumulative Ga Removed	HOUS	Appearanc	<u>e</u>	<u>NTU</u>
11:15	_			1	Light amb	per color		7.19
11:26				2	Light aml	er color		4.50
11:30				3	Light aml	per color		3.91
11:35	5 18.	1 6.84	34,950	4	Light amb	per color		4.99
				4.5	Pumped o	lry		
	e rate too slov	v to allow 80%	recharge in all w	vells on 1/17/01. Sar	nples collected 1/	//19/01 after all w	ells had rec	charged to at least
80%.								
						/ //		
DO calibration:					DO results aft	ter purge (mg/L):		14.50 (1/04/04
Water level afte	r purging pric	or to sampling (feet): 9.55				•	: 14:50 (1/24/02)
Appearance of s	sample:	Light amber c	olor					: 14:50 (1/24/02
Duplicate/blank	number:	MW-SB5					Time	: 15:15 (1/24/02
Purge method:		Peristaltic pur	np					
Sampling equipment: Peristaltic pump						VOC attachment:	None req	uired
Sample contain			nber glass, 2-VC)As	-			
1				cleanup, MTBE		Laboratory:	Chromala	ab
Sample analyse						Rinsate disposal:		
Decontamination	on method:	TSP and water	r, DI water rinse			remoute disposar.		

S9171-C1gwJan02.wpd-2/25/02

ATTACHMENT B

LABORATORY REPORT AND CHAIN-OF-CUSTODY FORM



110 2nd Avenue South, #D7, Pacheco, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com

7

Baseline	Client Project ID: #59171-C1; Seabreeze	Date Sampled: 01/24/02	
5900 Hollis Street, Suite D	Yacht Center	Date Received: 01/25/02	
Emeryville, CA 94608	Client Contact: Bill Scoti	Date Extracted: 01/25/02	
	Client P.O:	Date Analyzed: 01/25/02	

02/01/02

Dear Bill:

Enclosed are:

- 1). the results of 5 samples from your: #59171-C1; Seabreeze Yacht Center project,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits. If you have any questions please contact me. McCampbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

Edward Hamilton, Lab Director

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com

Baseline	Client Project ID: #59171-C1; Seabreeze	Date Sampled: 01/24/02		
5900 Hollis Street, Suite D	Yacht Center	Date Received: 01/25/02		
Emeryville, CA 94608	Client Contact: Bill Scoti	Date Extracted: 01/25/02		
	Client P.O:	Date Analyzed: 01/25/02		
	Client P.O:	Date Analyzed: 01/25/02		

Diesel Range (C10-C23) Extractable Hydrocarbons as Diesel With Silica Gel Clean Up*

EPA methods modified 8015 and 3550 or 3510: California RWOCR (SE Bay Region) method GCFID(3550) or GCFID(3510)

Lab ID	Client ID	Matrix	TPH(d) ⁺	% Recovery Surrogate
89000	MW-SB2	W	ND	94
89001	MW-SB3	W	ND	93
89002	MW-SB4	W	ND	91
89003	MW-SB5	w	ND	91
89004	MW-SB5A	w	ND	91
				era contractor productive and the second
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	
		S	1.0 mg/kg	

^{*} water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP / STLC / SPLP extracts in ug/L.

^{*}The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant); d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel (?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment.



[&]quot;cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.



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				Date Sampled: 01/24/02		
Baseline		Client	Project ID: #59171-C1; Seabreeze Center			
5900 Hollis S	Street, Suite D	1 aciit	Center	Date Received: 01/25/02		
Emeryville, C	CA 94608	Client	Contact: Bill Scoti	Date Extracted: 01/28-01/30/02		
		Client	P.O:	Date Analyzed: 0	1/28-01/30/02	
			Methyl tert-Butyl Ether *			
EPA method 80	21 modified				0/ D	
Lab ID	Client ID	Matrix	MTBE*		% Recovery Surrogate	
89000	MW-SB2	W	ND		102	
89001	MW-SB3	W	ND		98	
89002	MW-SB4	W	ND		105	
89003	MW-SB5	W	ND		102	
89004	MW-SB5A	W	ND		104	
		-			1	
Reporting Lin	nit unless otherwise	W	5.0 ug/L			
stated; ND means not detected above the reporting limit		S	0.05 ug/kg			

^{*} water samples are reported in ug/L, soil and sludge samples in ug/kg, wipe samples in ug/wipe and all TCLP / STLC / SPLP extracts in ug/L

h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment; j) sample diluted due to high organic content.

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QC REPORT

EPA 8015m + 8020

Date: 01/25/02 Extraction: EPA 5030 Matrix: Water Concentration: ug/L %Recovery **RPD** Compound Amount Sample MS MSD MS MSD Spiked SampleID: 12402 Instrument: GC-11 A Surrogate1 99.0 100.00 108 99 8.7 ND 108.0 TPH (diesel) 8300.0 8675.0 7500.00 116 4.4 ND

$$\% \text{ Re covery} = \frac{\left(MS - Sample\right)}{AmountSpiked} \cdot 100$$

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QC REPORT

VOCs (EPA 8240/8260)

Date: 01/28/02

Extraction: EPA 5030

Matrix: Water

01120102		0772 10 100	ration:	ua/L	%Rec	overv	
Compound	Sample	MS	MSD	Amount Spiked	MS	MSD	RPD
SampleID: 12802					Instrume	<u>nt:</u> GC	-10
Surrogate	ND	111.0	112.0	100.00	111	112	0.9
Methyl tert-Butyl Ether	ND	10.7	11.1	10.00	107	111	3.7

% Re covery = $\frac{(MS-Sample)}{AmountSpiked} \cdot 100$

RPD means Relative Percent Deviation

29790 254

BASELINE

5900 Hollis Street, Suite D Emeryville, CA 94608 Tel: (510) 420-8686 Fax: (510) 420-1707

CHAIN OF CUSTODY RECORD

Turn-around Time Lab

BASELINE Contact Person

BILL SCOTI

	Project No.	Project	Nam	ne and	d Locatio	n:									THE			\Box				<i> </i>	
	59171-01	SCAL	BRI	. D.	25	14C+	17	CENTY	R					7	7	* /							
	Samplers: (Signature)		g_					C		iners Preso	ervati	ve	*	TEM AS DIESEZ		700							
	Sample ID No. Station		Date	:	Time:	Media	No.	Туре	None	HCI	NO	SO ₂	Other:	TEM A W/SILI	MTB							Remarks/ Composite	
	MW-SBZ		1/2	4/62	8:36	W	1	AMBER						Х								89000	
)	MW-5BZ MW-5B3				8:36	W	3	VOA AMBER	X					X	Χ	*					<u> </u>	89001	
	MW-SB3				8:20	,	3	VOA		X					Х						<u> </u>	89002	
x	MW-SB4 MW-SB4				8:50	W	3	AMBOR	X					*	×							89003	1
X	MW-SB5 MW-SB5		1/2	4/62	14:50	W	3	AMBER VOA	M						X		15					89004	3.5
1	MW-SB5A MW-SB5A		1/2	4/02	15:15 15:15	W	13	AMBOR	X					X	Х					-	+	03004	
1			"	,, ,				707															
												rp.	/13				DDEC	RVATION		08611	AETALS	OTHER	
												G/C	00	ONDITI PACE A			APPR	PRIATE AINERS					
	Relinquished by: (Sig	nature)				Date/Ti		Rece No As	1		Sign	ture))		02	1	e/Time	CA	onditio	ons of S at Labo	L Sampl oratory	es Upon y:	
		ai	_		04	aje/Ti		Becei	AN M	by: (S	Signa V	ture)	γ.¥	0		Date	/T:		Remai	rks: LONF	IRN	1 HITS W/8	26 0
	Relinquished by: (Sign	nature)				Date/T	ime	Rece	ived	by: (Sign	ature)			Dat	e/Time		(8)			D.	
	D:\Graphic\Chain of Custody Reco	ord\Master.co	dr 4/1	2/00													V						

ATTACHMENT C

QUALITY CONTROL CHECKLIST

Quality Control Checklist for Review of Laboratory Report

ob N	o.: <u>59171-C1</u> Site: _	SEMBREEZ	E			
abor	atory: McCAMPBELL Labora	tory Report No:				
	t Date: 201/02 BASEI	.INE Review By: 🛓	KS			
			L sage	W see	1. 1. 3.3	
			Yes	No	NA	
(Des	ERAL QUESTIONS cribe "no" responses below in "comments" section. Contact anation or action on "no" responses; document discussion in		equired, 1	for fur	ther	
la.	Does the report include a case narrative? (A case narrative MUS the lab for all analytical work requested by BASELINE)	ST be prepared by	V		\boxtimes	
lb.	Is the number of pages for the lab report as indicated on the case transmittal consistent with the number of pages that are included			/	\bowtie	see com N
1c.	Does the case narrative indicate which samples were analyzed b and the subcontractor's name?	y a subcontractor			/	
ld.	Does the case narrative summarize subsequent requests not show custody (e.g., additional analyses requested, release of "hold" so				/	
le.	Does the case narrative explain why requested analyses could n laboratory (e.g., insufficient sample)?	ot be performed by			V	
1 f.	Does the case narrative explain all problems with the QA/QC d the checklist (as applicable)?	ata as identified in	V			÷
2a.	Is the laboratory report format consistent and legible throughou	t the report?	/		\boxtimes	
2b.	Are the sample and reported dates shown in the laboratory repo	rt correct?	✓		$\times\!\!\times$	W
3a.	Does the lab report include the original chain-of-custody form?			V	$\otimes \otimes$	COMMENT
3b.	Were all samples appropriately analyzed as requested on the ch form?	ain-of-custody	V		\bigotimes	
4.	Was the lab report signed and dated as being reviewed by the la QA manager, or other appropriate personnel? (Some lab report spaces for each page). (This requirement also applies to any a subcontracted out by the laboratory)	s have signature	✓		\bigotimes	
5a.	Are preparation methods, cleanup methods (if applicable), and indicated for all analyses?	laboratory methods	1		\otimes	
5b.	If additional analytes were requested as part of the reporting of analytical method, were these included in the lab report?	the data for an			/	
6.	Are the units in the lab report provided for each analysis consistency.	stent throughout the	V		\bigotimes	
7.	Are the detection limits (DL) appropriate based on the intende (e.g., DL below applicable MCLs for water quality issues?)	d use of the data?	V		\bigotimes	
8a.	Are detection limits appropriate based on the analysis perform due to dilution effects)	ed? (i.e., not elevated	V		\bowtie	
8b.	If no, is an explanation provided by the laboratory?					_

Laboratory Quality Control Checklist Page 2

	· 数据是在中华的一种企业的企业的企业的企业的企业的企业的企业的企业。	Yes	No.*	NA
9a.	Were the samples analyzed within the appropriate holding time? (generally 2 weeks for volatiles, and up to 6 months for total metals)	V		\bigotimes
9b.	If no, was it flagged in the report?			V
10.	If samples were composited prior to analysis, does the lab report indicate which samples were composited for each analysis?			V
lla.	Do the chromatograms confirm quantitative laboratory results? (petroleum hydrocarbons)			V
116.	Is a standard chromatogram(s) included in the laboratory report?			/
11c.	Do the chromatograms confirm laboratory notes, if present (e.g., sample exhibits lighter hydrocarbon than standard)	*		V
12.	Are the results consistent with previous analytical results from the site? (If no, contact the lab and request review/reanalysis of data, as appropriate)	V		
13a.	REVISED LAB REPORTS ONLY. Is the revised lab report or revised pages to a lab report signed and dated as being reviewed by the laboratory director, QA manager, or other appropriate personnel?		le .	V
13b.	REVISED LAB REPORTS ONLY. Does the case narrative indicate the date of revision and provide an explanation for the revision?			V
13c.	REVISED LAB REPORTS ONLY. Does the revised lab report adequately address the problem(s) which triggered the need for a revision?			ν
13d.	REVISED LAB REPORTS ONLY. Are the data included in the revised report the same as data reported in the original report, except where the report was revised to correct incorrectly reported data?		•	V
	QC Questions VLaboratory Quality Control - Groundwater Analyses			
14.	Are field blanks reported as "ND"? (groundwater samples) A field blank is a sample of DI water which is prepared in the field using the same collection and handling procedures as the other samples collected, and used to demonstrate that the sampling procedure has not contaminated the sample.			V
15.	Are trip blanks reported as "ND"? (groundwater samples/volatile analyses) A trip blank is a sample of contaminant-free matrix placed in an appropriate container by the lab and transported with the field samples collected. Provides information regarding positive interference introduced during sample transport, storage, preservation, and analysis. The sample is NOT opened in the field.			· V
16.	Are duplicate sample results consistent with the original sample? (groundwater samples) Field duplicates consist of two independent samples collected at the same sampling location during a single sampling event. Used to evaluate precision of the analytical data and sampling technique. (Differences between the duplicate and sample results may also be attributed to environmental variability).	√		

# _		Yes	No	NA:	
(San	th Quality Control aples are batched together by matrix [soil, water] and analyses requested. A batch gene is samples of the same matrix type, and is prepared using the same reagents, standards, e as the samples. QC samples are run with each batch to assess performance of the enti- ess.)	procedu	res, and	l time	
17.	Do the sample batch numbers and corresponding laboratory QA/QC batch numbers match?		V	\bigotimes	COMMENT 3
18a.	Are method blanks (MB) for the analytical method(s) below the laboratory reporting limits? Used to assess lab contamination and prevent false positive results. MBs should be "ND."	√		\bigotimes	Comment 4
185.	If no, is an explanation provided in the case narrative to validate the data?			V	
18c.	Are analytes which may be considered laboratory contaminants reported below the laboratory reporting limit? Common lab contaminants include acetone, methylene chloride, diethylhexyl phthalate, and di-n-octyl phthalate.	27 28		V	
18d	If no, was the laboratory contacted to determine whether reported analyte could be a potential laboratory contaminant and was an explanation included in the case narrative?	2		1	
19.	Are laboratory control samples (LCS) and LCS duplicate (LCSD) [a.k.a., Blank Spike (BS) and BS duplicates (BSD)] within laboratory reporting limits? Limits should be provided on the report. LCS is a reagent blank spike with a representative selection of target analyte(s) and prepared in the same manner as the samples analyzed. The LCS should be spiked with the same analytes as the matrix spike (below). The LCS is free from interferences from the sample matrix and demonstrates the ability of the lab instruments to recover the target analytes. Accuracy (recovery information) is generally reported as % spike recovery; precision (reproducibility of results) between the LCS and LCSD is generally reported as the relative percent difference (RPD). LCS/LCSD can be run in addition to or in lieu of, matrix QC data.	√			
202	Are the Matrix QC data (i.e., MS/MSD) within laboratory limits? Limits should be provided on the lab report. The lab selects a sample from the batch and analyzes a spike and a spike duplicate of that sample. Matrix QC data is used to obtain precision and accuracy information and is reported in the same manner as LCS/LCSD. If the MS/MSD fails, the results may still be considered valid if the MB and either the LCS/LCSD or BS/BSD is within the lab's limits (failure is probably due to matrix interference).			V	
20	b. If no, is the MB and either LCS/LCSD or BS/BSD within lab limits to validate the data?				

The second secon	Yes	No *	NA
Sample Quality Control			
21a. Are the surrogate spikes reported within the lab's acceptable recovery limits? A surrogate is a non-target analyte, which is similar in chemical structure to the analyte(s) being analyzed for, and which is not commonly found in environmental samples. A known concentration of the surrogate is spike into the sample or QA "sample" prior to extraction or sample preparation. Results are usually reported as % recovery of the spike. Failure to meet lab's limits for primary and secondary surrogates results in rebatching and reanalysis of the sample; failure of only the primary or the secondary surrogate may be acceptable under certain circumstances. Failure generally is due to coelution with the sample matrix.	✓		
21b. If no, is an explanation given in the case narrative to validate the data?			

Comments:

1) PAGES ARE NOT NUMBERED; ALL PAGES APPEAR TO BE INCLUDED 2) MCCAMPBELL DOES NOT RETURN ORIGINAL (OCS: LORY APPEARS OK 3) BATCH NO. NOT PROVIDED; WERBAL CONFIRMATION RECIEVED VIA PHONE

THAT OC DATA WAS FROM SAME BATCH

4) METHOD BLANKS ARE NOT REPORTED BY MCCAMPBELL; METHOD BLANKS WERE NOT DETECTED AS PER ANGELA OF MCCAMPBELL ANALYTICAL.