

PORT OF OAKLAND

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March 2, 1994

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

Dear Mr. Smith:

**SUBJECT: PROPOSED WORK PLAN FOR SOIL EXCAVATION ACTIVITIES
AROUND CONCRETE CONTAINMENT STRUCTURE AT SEABREEZE
YACHT CENTER (Env. Proj. # 92-109)**

Enclosed please find a work plan for excavation of contaminated soils surrounding the concrete containment structure at the Seabreeze Yacht Center site.

This work plan is intended as an initial response to the contamination discovered in the Phase III Remedial Investigation, which was reported to you via letter dated February 10, 1994.

Please review this work plan and provide us with your comments as soon as possible. I will be contacting you in the next few days to arrange a meeting to discuss any comments you might have.

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

Sincerely

Dan Schoenholz
Associate Environmental Scientist

Enclosure

cc(w/enclosure): Rich Hiett, RWQCB
(w/o enclosure): Yane Nordhav, Baseline
Michele Heffes
Robert Martinez

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BASELINE**ENVIRONMENTAL CONSULTING**

24 February 1994
S9171-100

Mr. Dan Schoenholz
PORT OF OAKLAND
530 Water Street, 5th Floor
Oakland, CA 94607

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Subject: Proposed Work Plan For Soil Excavation Activities Around Concrete Containment Structure at Seabreeze Yacht Center, Inc., Oakland, CA

Dear Dan:

This letter serves as a Work Plan for proposed soil excavation/sampling activities around the concrete containment structure at the Seabreeze Yacht Center, 280 Sixth Avenue in Oakland, CA. The proposed excavation and sampling activities would be undertaken in response to a request by the Port to immediately remove soils containing significant concentrations of petroleum hydrocarbons, oil and grease, and lead.

BACKGROUND

The concrete containment is located at the southern portion of a parcel located at the southern terminus of Sixth Avenue, along the Oakland Inner Harbor (Figure 1). Sampling activities in January 1994 by BASELINE identified oil and grease, lead, and petroleum hydrocarbons in shallow soils around the containment.

Soil samples were collected adjacent to the concrete containment on 10 January 1994 at three locations (Figure 2). The samples were collected with a hand auger collected at depths of 0.5-1.0 feet and 1.0-1.5 feet and within six inches of the concrete walls. The soil samples were analyzed for petroleum hydrocarbons, oil and grease, lead, and copper (Table 1). Analytical results indicated elevated concentrations of extractable hydrocarbons, total lead, and soluble lead at each sample location. Based on the analytical results from this investigation, the Port has requested that a work plan be prepared to immediately remove soils containing significant concentrations of petroleum hydrocarbons, oil and grease, and lead from the perimeter soils outside the wall of the concrete containment structure.

E. Copper

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Emeryville Petaluma

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PROPOSED SCOPE OF WORK

The following activities are proposed to immediately remove known concentrations of petroleum hydrocarbons, oil and grease, and lead in the shallow soils surrounding the concrete containment.

Permits/Site Safety

All field activities would be performed in accordance with the requirements of an amended permit, dated January 1994, from the San Francisco Bay Conservation and Development Commission (BCDC). Site utility clearance would be secured through Underground Service Alert (USA) 48 hours prior to the commencement of field activities. A site safety plan would be prepared and reviewed by field personnel prior to field work.

Collection of Soils Around Concrete Containmentment

Based on analytical results obtained in January 1994, soil surrounding the concrete containmentment would be excavated and stockpiled on-site (Figure 2) on and under plastic. A backhoe, positioned within the concrete structure, would be used to excavate the perimeter soils. Soil would be excavated to a depth of 2.0 to 2.5 (pending soil saturation) feet to a width of about two feet from along the entire outer wall of the structure. The soil excavation would be conducted during low tide. The excavated trench would be backfilled with 6-inch or less clasts to the level of the surrounding surface.

Verification Sampling

(6)

Following completion of the excavation of the perimeter soils, three verification samples would be collected from the original sample locations selected in January 1994 (Figure 2). The samples would be collected by hand auger to a depth of 2.5 - 3.0 feet below the original ground surface. The sample tubes would be capped with teflon tape, a plastic cap, and silicon tape. They would be brought to a certified laboratory in a cooled container under chain-of-custody. These samples would be analyzed for total extractable hydrocarbons (EPA Method 8015M), total lead (EPA Method 7420), and Bunker C oil (EPA Method 8015M). Soluble lead analyses would be performed if the total lead concentration were greater than 10 times the STLC limit for lead.

Stockpile Sampling

Soil samples from the stockpiled material would be collected and analyzed for compounds required by the specific disposal facility. Potential disposal facilities would be identified

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following receipt of verification sample results. Soil samples would be collected at the specific depth by using a hand-driven soil sampler (2-inch diameter) fitted with a six inch stainless steel liner. The sample tubes would be capped with teflon tape, a plastic cap, and silicon tape. They would be brought to a certified laboratory in a cooled container under chain-of-custody.

Reporting


Following the completion of all field activities, a report containing the summary of methodologies for field activities, sampling protocols, and laboratory reports would be submitted to the Port.

Schedule

BASELINE would commence excavation activities for the concrete containment following authorization to proceed from the Port of Oakland. A report on all field activities would be submitted to the Port within two weeks of receipt of analytical results.

Should you have any questions about this Work Plan, please contact us at your convenience. We are submitting, under separate cover, a cost estimate to perform the services described in this Work Plan.

Sincerely,

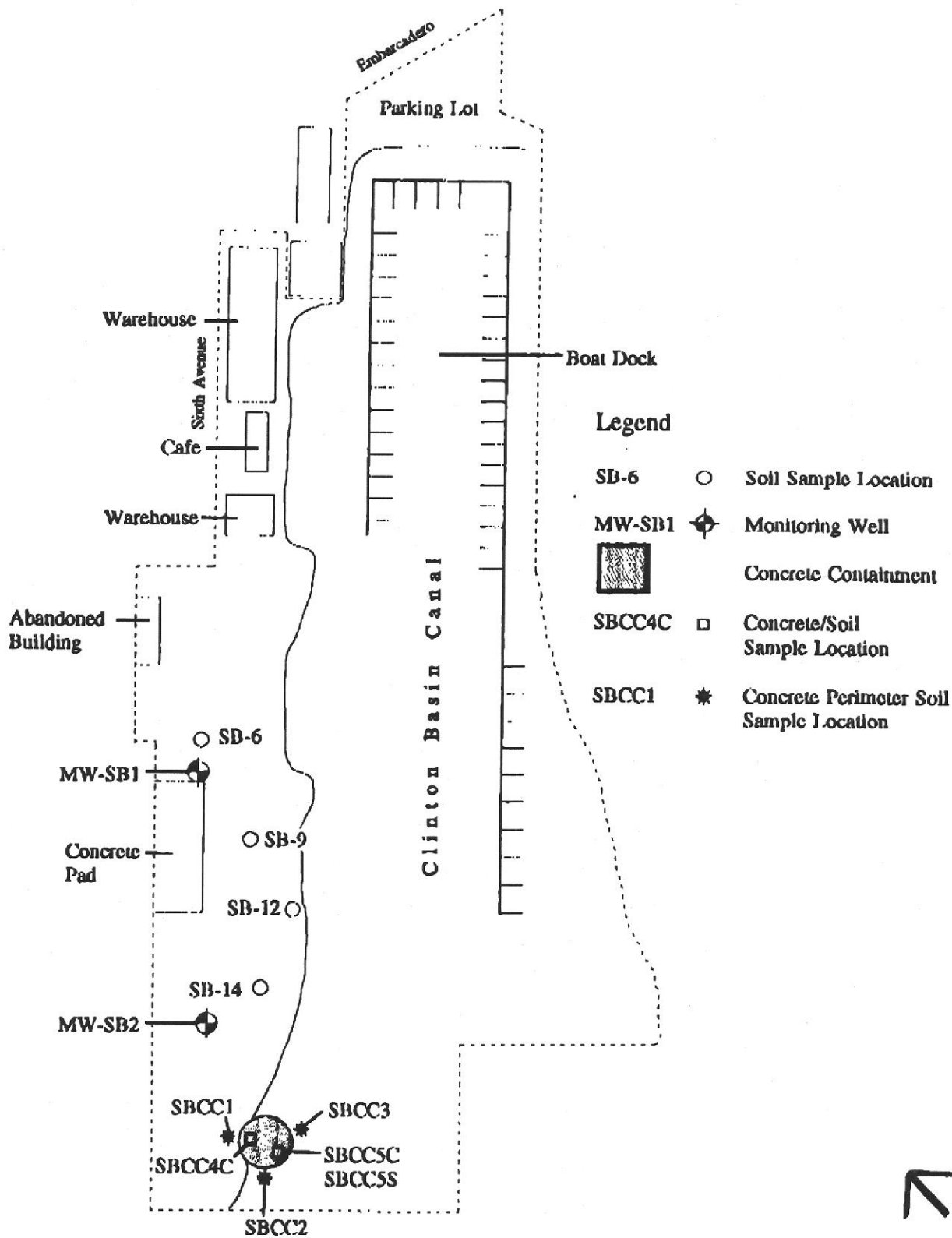

Chris Stromberg
Environmental Scientist


Yane Nordhav
Principal

Enclosure

SAMPLING LOCATIONS

Figure 1



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



TABLE 1

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

Sample Location	Sample Date	Depth (feet)	Oil and Grease	TPH								Lead		
				Gasoline ¹	Diesel ²	Kerosene	Motor Oil ³	Benzene	Toluene	Ethylbenzene ⁴	Xylenes ⁴	Total ⁵	Soluble (mg/L)	Total Copper ⁶
SB-CC1	1/10/94	0.5-1.0	2,100	<1.0	<50	<50	3,600	<0.005	<0.005	<0.005	<0.005	68	5.6	170
		1.0-1.5	3,700		9,400		45,000					21 ⁷	2.6/9.5 ⁸	
SB-CC2	1/10/94	0.5-1.0	41,000	<1.0	24,000	?	100,000	<0.005	<0.005	<0.005	<0.005	1,000	3.5	28
		1.0-1.5	150		86		220					1,800/44 ⁹	<0.5/1.2 ⁹	
SB-CC3	1/10/94	0.5-1.0	3,300	<1.0	2,200	?	12,000	<0.005	<0.005	<0.005	<0.005	120	<0.5	82
		1.0-1.5	680		1,100		3,500					1,300/9,100 ⁹	<0.5/15.0 ⁹	

Notes: x.x = Bold numbers indicate compounds identified above detection limits.

<x.x = Compound not identified above detection limit.

TPH = Total Petroleum Hydrocarbons.

Sample locations are shown on Figure 1.

Lead TTLC = 1,000 mg/kg.

Lead STLC = 5 mg/L.

Copper TTLC = 2,500 mg/kg.

Copper STLC = 25 mg/L.

¹ Test Method = 5030/M8015.

² Test Method = 3550/M8015.

³ Results reported as motor oil although the hydrocarbon patterns do not exactly match the motor oil range; see Appendix ____.

⁴ Test Method = 8020.

⁵ Test Method = 7420.

⁶ Test Method = 7210.

⁷ Kerosene range not reported by laboratory due to overlap of hydrocarbon ranges.

⁸ Sample reanalyzed, but sample lost during digestion.

⁹ Sample was reanalyzed on 2/10/94.