

SITE INVESTIGATION AND REGULATORY AGENCY NEGOTIATION

SHIPPING TERMINAL PORT OF OAKLAND



In 1989, BASELINE was retained by the Port of Oakland to perform a site characterization to determine the extent and magnitude of contaminants underlying Howard Terminal at the Port of Oakland. Howard Terminal is located adjacent to the Oakland Inner Harbor channel and between 1903 and 1961 the site was occupied by a manufactured gas plant. The operation of the manufactured gas plant generated waste containing contaminants that affected the underlying soil and migrated into the groundwater. The Department of Toxic

Substances Control (DTSC) provided oversight of the field investigations and remedy implementation for the site.

BASELINE designed an extensive field investigation to characterize the site and provided support to the Port's Legal Department and outside counsel for its litigation efforts. The investigation consisted of installation of 26 soil borings, 12 groundwater monitoring wells, and seven hydropunches. The investigation indicated that the primary contaminants of concern at the site were polycyclic aromatic hydrocarbons (PAHs) and cyanide.

Because the groundwater at the site ultimately discharges into the Oakland Inner Harbor, BASELINE compared the analysis results of sediment samples collected as part of the Inner Harbor dredging project to the investigation results to evaluate whether the contamination at Howard Terminal was a contributing source of PAHs in the sediments. Upon completion of the field investigation, BASELINE developed cost estimates for remediation of the site based on risk-based human health and ecological cleanup goals. The human health risk-based cleanup goals were developed using the ASTM Risk-Based Corrective



Actions approach for commercial land use and two future utility site worker scenarios.

During the life of this project, BASELINE prepared a Remedial Investigation Report, a Removal Action Workplan, and a Remedial Design and Implementation Plan. BASELINE also conducted public participation activities and prepared the CEQA documentation for the preferred removal alternative. The site has been certified by DTSC as having been remediated. BASELINE continues to perform groundwater monitoring and assist the Port in implementing the Risk Management Plan required by a Land Use Covenant to Restrict Use of Property and Operations and Maintenance Agreement with DTSC.