



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
700 Heinz Avenue
Berkeley, California 94710-2721



Gavin Newsom
Governor

October 22, 2020

Mr. Noah Rosen
Oakland Athletics
7000 Coliseum Way
Oakland, California 94621
nrosen@athletics.com

Dear Mr. Rosen:

The Department of Toxic Substances Control (DTSC) has reviewed the Human Health and Ecological Risk Assessment (Risk Assessment), dated August 26, 2020, for the Howard Terminal Site (Site) at Embarcadero West and Market Streets, Oakland, California. In addition to Howard Terminal, the Risk Assessment looks at the Pacific Gas and Electric Company (PG&E) Gas Load Center, the Peaker Power Plant, the BevMo parking lot, and public right-of-ways associated with Jefferson Street and Martin Luther King Jr. Way. The Risk Assessment was prepared by ENGEIO Incorporated (ENGEIO) to provide an overview of anticipated constituents of potential concern (COPCs) at the Site and to assist with preparation of a removal action workplan associated with the proposed redevelopment project.

The Risk Assessment provides a site-specific screening level risk assessment that identifies and evaluates potentially significant exposure scenarios. Historical and recent site characterization investigation data were used to create an updated conceptual site model (CSM). The COPCs for the Site include metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), pesticides, and cyanide. The CSM outlines the chemical sources in various media and potential receptors at the Site, and identifies the potentially complete pathways between the chemical sources and the potential receptors based on the anticipated future land uses. Metals, VOCs, SVOCs, TPH, and PCBs were detected in soil above screening levels. Metals, VOCs, TPH, and cyanide were detected in groundwater above screening levels. VOCs, SVOCs, and TPH were detected in soil gas above screening levels.

The Risk assessment considers hypothetical future receptors as: on-site indoor commercial workers; on-site residents (adult and child); on-site construction workers;

Mr. Noah Rosen
October 22, 2020
Page 2

on-site utility workers; park visitors/recreators; off-site residents (adult and child); off-site commercial workers; and ecological receptors in the Bay. An exposure assessment was conducted to estimate the highest reasonably anticipated exposure that each hypothetical receptor would receive to contamination in each media where there is a complete or potentially complete exposure pathway. In addition, a toxicity assessment and risk characterization were performed, and the results of all these were combined to develop target cleanup levels for the Site.

All of DTSC's comments have been addressed in the revised draft of the Risk Assessment. DTSC has no further comments on this Risk Assessment and approves it.

If you have any questions, please feel free to contact me at (510) 540-3844 or via e-mail at Sagar.Bhatt@dtsc.ca.gov.

Sincerely,

Sagar Bhatt
Project Manager
Site Mitigation and Restoration Program
Department of Toxic Substances Control – Berkeley Office

cc: Art May
Keystone Development Group, LLC
amay@keystonedg.com

Jeff Adams P.E.
ENGEO
jadams@engeo.com

Scott Johns, P.E.
ENGEO
sjohns@engeo.com

Tom Graf
Grafcon
tom@grafcon.us