ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

BC

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

September 22, 2005

Mr. Jesse Wu
Bridge Housing Corporation
One Hawthorne St., Ste. 400
San Francisco, CA 94105

Dear Mr. Wu:
Subject: SLIC Case RO0002517, 7th St. and Mandela Parkway, Oakland, CA 94607

Our records indicate that the current balance on the above-referenced SLIC oversight account is -$4751.00. 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 $7000.00 Please send your check to the attention of our Finance Department.

This 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 $166.00 per hour.

Please write "SLIC" (the type of project), the site address and the AR# 0308761 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,

Ariu Levi
Division Chief

cc: D. Drogos, J. Jacobs, Barney Chan

Chan, Barney, Env. Hea...

To: Jesse Wu
Subject: RE: Mandela Gateway (Oakland, CA)

Jesse:
Once we have received a copy of the recorded deed restriction, we will send a copy of the closure to the Water Board, for their concurrence(an assumed formality), then we will issue a NFA letter. We do not expect any comments or concerns from the Water Board.

Sincerely,

Barney Chan
ACEH
Hazardous Materials Specialist
510-567-6765

-----Original Message-----
From: Jesse Wu [mailto:jwu@bridgehousing.com]
Sent: Wednesday, August 03, 2005 11:05 AM
To: Chan, Barney, Env. Health
Cc: Jesse Wu
Subject: Mandela Gateway (Oakland, CA)

Barney-

I am writing to seek an email confirmation that the County approved the closure reports for this project.

It is our understanding that the County approved the closure reports submitted for the Mandela Gateway redevelopment site and is waiting for evidence that the Deed Restriction has been recorded. Once it is recorded, the County will issue a No Further Action (NFA) letter effectively closing the case file for this project.

The closure reports prepared by Treadwell & Rollo (submitted on 11/5/04) include the following documents:
1. Soil Management and Removal Documentation Report - Mandela Gateway, 1350-1400 Seventh Street, Oakland, CA (dated April 13, 2004).
2. Final Project Completion letter, Mandela Gateway, 1350-1400 Seventh Street, Oakland, CA (dated November 5, 2004).
3. Alameda County Environmental Health Case Closure Summary Form, Mandela Gateway, 1350-1400 Seventh Street, Oakland, CA (preliminary dated August 27, 2004).
4. Soil Management and Removal Documentation Report - Mandela Gateway Townhomes, 1350-1400 Seventh Street, Oakland, CA (dated November 5, 2004).

Thanks for sending an email acknowledgement that the County has approved the above listed reports.

Jesse Wu
Project Manager
BRIDGE Housing Corporation
345 Spear Street, Suite 700
San Francisco, CA 94105-1673
(415) 989-1111 main
(415) 321-3582 direct
(415) 495-4898 fax

We've relaunched our website with expanded information and new images
at: www.bridgehousing.com

BUILDING · SUSTAINING · LEADING

BRIDGE Housing

345 SPEAR STREET, SUITE 700
SAN FRANCISCO, CA 94105

JOIN US FOR FESTIVITIES AND REFRESHMENTS
FRIDAY, JUNE 10, 2005, 10:00 AM TO 12:00 PM

MANDELA GATEWAY
168 AFFORDABLE FAMILY APARTMENTS

PARTNER: Oakland Housing Authority

FINANCING PROVIDED BY: Oakland Housing Authority, U.S. Department of Housing and Urban Development, Redevelopment Agency of the City of Oakland, Wells Fargo Bank, Related Capital, San Francisco Federal Home Loan Bank/World Savings, Fannie Mae, California Housing Finance Agency, BRIDGE Housing Corporation

ARCHITECT & CONTRACTOR: Michael Willis Architects, James E. Roberts-Obayashi Corporation

LOCATION: 1350 7th Street at Mandela Parkway in Oakland, across from the West Oakland BART station.

For more information, contact Jesse Wu or Lillian Lew-Hailer at BRIDGE Housing (415) 989-1111.

Barney Chan
Alameda Dept. of Environmental
Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

BRIDGE HOUSING CORPORATION AND THE OAKLAND HOUSING AUTHORITY INVITE YOU TO:

BRIDGE housing

OHA OAKLAND HOUSING AUTHORITY

MANDELA GATEWAY

grand opening

BRIDGE Housing

BRIDGE HOUSING CORPORATION
345 SPEAR STREET, SUITE 700
SAN FRANCISCO, CA 94105-3901

TEL: 415 989.1111
FAX: 415 495.4898

TRANSMITTAL

To:	☒ Barney Chan Alameda County	
	☐	
	☐	
	☐	
Cc:	☐	
	☐	
From:	Jesse Wu, Project Manager	(415) 989-1111 ext 7250
Re:		
Date:	6/28/04	
Via:		

Check as requested, pls call w/ any questions. Thx.

Re 2517

MANDELA GATEWAY ASSOCIATES

VENDOR NO: ALA001 NAME: Alameda County CHECK DATE: 6/23/2004

383

REFERENCE	INVOICE DATE	GROSS AMOUNT	DISCOUNT TAKEN	NET AMOUNT PAID
CASE:RO0002517 5/17/04	5/17/2004	11,500.00	0.00	11,500.00
TOTAL >		11,500.00	0.00	11,500.00

THIS CHECK IS VOID WITHOUT A BLUE & RED BACKGROUND AND A TRUE WATERMARK - HOLD UP TO THE LIGHT TO VERIFY

MANDELA GATEWAY ASSOCIATES
Development Account
345 Spear St., Suite 700
San Francisco, CA

383

Wells Fargo Bank
First Interstate Tower
707 Wilshire Blvd.
Los Angeles, CA 90017
16-24/1220

DATE 6/23/2004

AMOUNT ***11,500.00

PAY Eleven Thousand Five Hundred and 00/100******

TO THE ORDER OF
Alameda County
Environmental Health
1131 Harbor Bay Parkway
Suite 250
Attn: Finance Department

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES FLUORESCENT & VISIBLE FIBERS. BORDER CONTAINS MICROPRINTING

⑈383⑈ ⑆122000247⑆ 7500122507⑈

Soil Management Costs

Soil Addressed	*With Deed Restriction* Soil Disposed (cy)	Tons (cy*1.65)	Amount (tons * $77[1] or $42[2])	*Without Deed Restriction* Soil Disposed (cy)	Tons (cy*1.65)	Amount (tons * $77[1] or $42[2])
Committed Disposal						
West Block						
Upper 1 foot of soil in Parcel A	806	1,330	102,402 [1]	806	1,330	102,402 [1]
1/2 1' to 2' soil in Parcel A	403	665	51,201 [1]	403	665	51,201 [1]
1/2 1' to 2' soil in Parcel A	403	665	27,928 [2]	403	665	27,928 [2]
1/3 Podium 0 to 1 ft	467	771	59,332 [1]	467	771	59,332 [1]
Stockpiles from focussed excavations (HSP)	35	58	4,447 [1]	35	58	4,447 [1]
East Block						
Pile cap excavations	1,050	1,733	133,403 [1]	1,050	1,733	133,403 [1]
Stockpiles from focussed excavations	50	83	6,353 [1]	50	83	6,353 [1]
Stockpiles of strippings from AT Systems parking lot	300	495	38,115 [1]	300	495	38,115 [1]
1/3 Landscaped Areas along 8th St to 2 ft	184	304	23,377 [1]	184	304	23,377 [1]
Committed Disposal Subtotal			*$446,558*			*$446,558*
Excavations to be Disposed if Greater Than Target Levels						
West Block						
2' to 3' soil in Parcel A	806	1,330	55,856 [2]	806	1,330	55,856 [2]
3' to 4' soil in Parcel A	806	1,330	55,856 [2]	806	1,330	55,856 [2]
2/3 Podium 0 to 1 ft	0	0	0	933	1,539	64,657 [2]
Podium 1 to 2 ft	0	0	0	1,400	2,310	97,020 [2]
Podium 2 to 5.25 ft	0	0	0	2,500	4,125	173,250 [2]
Top two feet of utility excavation	0	0	0	67	111	8,512 [1]
East Block						
Podium 0 to 1.5 ft	0	0	0	2,500	4,125	317,625 [1]
Podium 1.5 to 2.5 ft	0	0	0	1,500	2,475	190,575 [1]
Podium 2.5 to 3 ft	0	0	0	650	1,073	82,583 [1]
Top two feet of utility excavation	0	0	0	90	149	11,435 [1]
Excavations to be Disposed Subtotal			*$111,712*			*$1,057,368*
Totals	**5,310**	**8,762**	**$558,269**	**14,950**	**24,668**	**$1,503,926**

Calculation Notes:

[1] Class I waste disposal calculated by $65/ ton plus $12/ton other costs
(= ($15/cy import fill + $5/cy logistics and sampling)/1.65 tons/cy) = $77/ton

[2] Class II waste disposal cost calculated by $30/ton transportation and disposal plus $12/ton other costs
(= ($15/cy import fill + $5/cy logistics and sampling)/1.65 tons/cy) = $42/ton

Supporting information in *Soil Management and Removal Plan*, dated 5 May 2003

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

May 17, 2004

Mr. Jesse Wu
Bridge Housing Corporation
One Hawthorne St., Ste. 400
San Francisco, CA 94105

Dear Mr. Wu:

Subject: Toxics Case RO0002517, 7th St. and Mandela Parkway, Oakland, CA 94607

Our records indicate that the current balance on the referenced toxics case is -$6650.00. 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 $11500.00. Please send to the attention of the Finance Department.

It is expected that the amount requested will allow for the completion of the project with a zero balance. Otherwise, additional deposit will be requested, or any unused monies will be refunded to you our 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 $158.00 per hour.

Please write the type of project (site mitigation-SLIC), the site address, RO# and AR#, AR 0308761, on your check.

If you have any questions, please contact me at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos, A. Levi

Dep 7th&Mandela 5_17_04

Treadwell&Rollo

8 August 2003
Project No. 3433.08

Mr. Barney Chan
Alameda Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Imported Soil Acceptance Criteria
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway
Oakland, California

Dear Mr. Chan:

This letter follows your conversation with Phil Smith on 29 July 2003 regarding the acceptibility of imported fill material for the Mandela Gateway site after appropriate sampling and testing has been performed. To demonstrate the acceptability for use as fill at the Mandela Gateway site, imported soil will meet the following criteria:

1. Total lead, pesticides, and Total Petroleum Hydrocarbon as motor oil (TPH-mo) shall not be present in the imported soil at concentrations equal to or exceeding the approved site-specific risk-based target levels, as defined in the 5 May 2003 *Soil Management and Removal Plan (SMRP).* Organic compounds not addressed in the SMRP shall not be present at concentrations exceeding Regional Water Quality Control Board (RWQCB) residential Environmental Screening Levels (ESLs, July 2003). Metal concentrations shall not exceed soil background concentrations, as defined in the June 2002 Lawrence Berkeley National Laboratory report *Analysis of Background Distributions of Metals in Soil at Lawrence Berkeley Laboratory.*

2. The frequency of soil sampling will follow the Department of Toxic Substances Control (DTSC) October 2001 *Information Advisory, Clean Imported Fill*, which states that for up to 1,000 cubic yards of import material, 1 sample will be taken per each 250 cubic yards of material. For 1,000 to 5,000 cubic yards of import material, 4 samples will be taken for the first 1,000 cubic yards, and 1 additional sample for each additional 500 cubic yards.

3. In addition to the above requirements, the imported fill's source area, as referenced in DTSC's *Information Advisory, Clean Imported Fill*, and any previously-collected data will be considered when determining the acceptability of the fill.

Based on this use of standards from the RWQCB's ESLs, the DTSC's *Information Advisory, Clean Imported Fill*, and the provisions of the SMRP, soil passing the above-cited criteria will in our opinion pose no significant health risk and is acceptable for import to and use at the Mandela

Treadwell & Rollo, Inc. *Environmental & Geotechnical Consultants*
501 14th Street, Third Floor, Oakland, CA 94612
Telephone (510) 874-4500 Facsimile (510) 874-4507

Gateway site. We understand the ACHCA does not require the submittal of documentation substantiating the acceptance of each delivery of fill, but all records substantiating the acceptance shall be included in the SMRP documentation, as described in the SMRP.

We trust that you concur with our opinion. If so, please respond with a letter stating your concurrence to Mr. Jesse Wu, Mandela Gateway Associates, One Hawthorne Street, 4th Floor, San Francisco, CA, 94105-3901, facsimile (415) 495-4898. Thank you once again for your assistance in completing this project.

Sincerely yours,
TREADWELL & ROLLO, INC.

Grover Buhr, R.G.
Senior Geologist

REGISTERED GEOLOGIST
GROVER BUHR
No. 5596
STATE OF CALIFORNIA

Michael P. McGuire, P.E.
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
MICHAEL P. McGUIRE
No. 42565
Exp. 3-31-04
CIVIL
STATE OF CALIFORNIA

34330803.OAK

cc: Mr. Jesse Wu, Mandela Gateway Associates
Mr. John Gregory, Farella Braun + Martel

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

Mr. Jesse Wu
Mandela Gateway Associates
One Hawthorne St., 4th Floor
San Francisco, CA 94105-3901

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

Dear Mr. Wu

Subject: Soil Reuse Criteria for Mandela Gateway Project, Seventh St. and Mandela Parkway, Oakland, CA 94607

Alameda County Environmental Health staff has reviewed the August 8, 2003 Soil Reuse letter from Treadwell & Rollo, your consultant. This letter proposes the following criteria for soil reuse at the referenced site.

1. Total lead, pesticides, and Total Petroleum Hydrocarbon as motor oil (TPH-mo) shall not be present at concentrations equal to or exceeding the approved site-specific risk-based target levels, as defined in the 5 May 2003 *Soil Management and Removal Plan (SMRP)*. Organic compounds not addressed in the SMRP shall not be present at concentrations exceeding Regional Water Quality Control Board (RWQCB) residential Environmental Screening Levels (ESLs, July 2003). Metal concentrations shall not exceed soil background concentrations, as defined in the June 2002 Lawrence Berkeley National Laboratory report *Analysis of Background Distributions of Metals in Soil at Lawrence Berkeley Laboratory*.

2. The frequency of soil sampling will follow the Department of Toxic Substances Control (DTSC) October 2001 *Information Advisory, Clean Imported Fill*, which states that for up to 1,000 cubic yards of import material, 1 sample will be taken per each 250 cubic yards of material. For 1,000 to 5,000 cubic yards of import material, 4 samples will be taken for the first 1,000 cubic yards, and 1 additional sample for each additional 500 cubic yards.

In addition to the above requirements, the imported fill's source area and any previously collected data will be considered when determining the acceptability of the fill. It is Treadwell & Rollo's opinion that soils meeting these criteria pose no significant health risk and therefore is acceptable for import and use at the Mandela Gateway site. Our office concurs with this opinion.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos
Messrs. G. Buhr and M. McGuire, Treadwell & Rollo, 501 14th St., 3rd Floor, Oakland, CA 94612

SoilReuseMandela

Treadwell&Rollo
Environmental and
Geotechnical Consultants
501 14th Street, 3rd Floor
Oakland, California 94612
Phone: (510) 874-4500
Fax: (510) 874-4507

FAX TRANSMITTAL

Date: 8/8/03 Send to fax # 337-9335

To: Barney Chan

From: Grover Buhr At Ext: 529

Project name: Mandela Gateway Project number: 3433.08

Number of pages, including this cover: 3

Notes:

This document will also be mailed to you: ☑ Yes ☐ No

Should you encounter any difficulties with this fax, please call 510/874-4500

Treadwell&Rollo

8 August 2003
Project No. 3433.08

Mr. Barney Chan
Alameda Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Imported Soil Acceptance Criteria
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway
Oakland, California

Dear Mr. Chan:

This letter follows your conversation with Phil Smith on 29 July 2003 regarding the acceptibility of imported fill material for the Mandela Gateway site after appropriate sampling and testing has been performed. To demonstrate the acceptability for use as fill at the Mandela Gateway site, imported soil will meet the following criteria:

1. Total lead, pesticides, and Total Petroleum Hydrocarbon as motor oil (TPH-mo) shall not be present in the imported soil at concentrations equal to or exceeding the approved site-specific risk-based target levels, as defined in the 5 May 2003 *Soil Management and Removal Plan (SMRP)*. Organic compounds not addressed in the SMRP shall not be present at concentrations exceeding Regional Water Quality Control Board (RWQCB) residential Environmental Screening Levels (ESLs, July 2003). Metal concentrations shall not exceed soil background concentrations, as defined in the June 2002 Lawrence Berkeley National Laboratory report *Analysis of Background Distributions of Metals in Soil at Lawrence Berkeley Laboratory*.

2. The frequency of soil sampling will follow the Department of Toxic Substances Control (DTSC) October 2001 *Information Advisory, Clean Imported Fill*, which states that for up to 1,000 cubic yards of import material, 1 sample will be taken per each 250 cubic yards of material. For 1,000 to 5,000 cubic yards of import material, 4 samples will be taken for the first 1,000 cubic yards, and 1 additional sample for each additional 500 cubic yards.

3. In addition to the above requirements, the imported fill's source area, as referenced in DTSC's *Information Advisory, Clean Imported Fill*, and any previously-collected data will be considered when determining the acceptability of the fill.

Based on this use of standards from the RWQCB's ESLs, the DTSC's *Information Advisory, Clean Imported Fill*, and the provisions of the SMRP, soil passing the above-cited criteria will in our opinion pose no significant health risk and is acceptable for import to and use at the Mandela

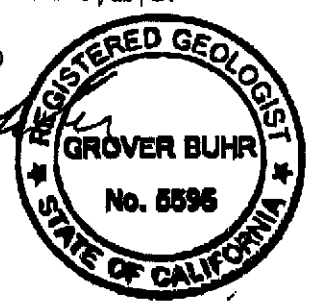
Treadwell & Rollo, Inc. *Environmental & Geotechnical Consultants*
501 14th Street, Third Floor, Oakland, CA 94612
Telephone (510) 874-4500 Facsimile (510) 874-4507

Treadwell&Rollo

Gateway site. We understand the ACHCA does not require the submittal of documentation substantiating the acceptance of each delivery of fill, but all records substantiating the acceptance shall be included in the SMRP documentation, as described in the SMRP.

We trust that you concur with our opinion. If so, please respond with a letter stating your concurrence to Mr. Jesse Wu, Mandela Gateway Associates, One Hawthorne Street, 4th Floor, San Francisco, CA, 94105-3901, facsimile (415) 495-4898. Thank you once again for your assistance in completing this project.

Sincerely yours,
TREADWELL & ROLLO, INC.



Grover Buhr, R.G.
Senior Geologist

Michael P. McGuire, P.E.
Principal Engineer

34330803.OAK

cc: Mr. Jesse Wu, Mandela Gateway Associates
Mr. John Gregory, Farella Braun + Martel

Treadwell&Rollo

Environmental and Geotechnical Consultants

501 14th Street, Third Floor
Oakland, California 94612
Phone: (510) 874-4500
Fax: (510) 874-4507

FAX TRANSMITTAL

Date: 7 August 2003 Send to fax # 510-337-9335

To: Barney Chan At: Alameda County Health Care Services Agency

From: Grover S. Buhr At Ext: 529

Project name: Mandela Gateway Project number: 3433.08

Number of pages, including this cover: 3

Notes:

This document will also be mailed to you: ☒ Yes ☐ No

Should you encounter any difficulties with this fax, please call 510/874-4500

Treadwell&Rollo

7 August 2003
Project No. 3433.08

Mr. Barney Chan
Alameda Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Imported Soil Acceptance Criteria
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway
Oakland, California

Dear Mr. Chan:

This letter follows your conversation with Phil Smith on 29 July 2003 during which you agreed that soil can be imported to the Mandela Gateway site after appropriate sampling and testing has demonstrated that the imported soil does not contain chemicals of concern at concentrations exceeding those previously determined to be acceptable for the site. To demonstrate the acceptability for use as fill at the Mandela Gateway site, imported soil will meet the following criteria:

1. Total lead, pesticides, and Total Petroleum Hydrocarbon as motor oil (TPH-mo) shall not be present in the imported soil at concentrations equal to or exceeding the approved site-specific risk-based target levels, as defined in the 5 May 2003 *Soil Management and Removal Plan (SMRP)*. Organic compounds not addressed in the SMRP shall not be present at concentrations exceeding Regional Water Quality Control Board (RWQCB) residential Environmental Screening Levels (ESLs, July 2003). Metal concentrations shall not exceed soil background concentrations, as defined in the June 2002 Lawrence Berkeley National Laboratory report *Analysis of Background Distributions of Metals in Soil at Lawrence Berkeley Laboratory*.

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3. In addition to the above requirements, the imported fill's source area, as referenced in DTSC's *Information Advisory, Clean Imported Fill*, and any previously-collected data will be considered when determining the acceptability of the fill.

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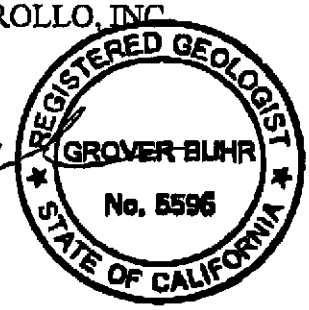
501 14th Street, Third Floor, Oakland, CA 94612
Telephone (510) 874-4500 Facsimile (510) 874-4507

Treadwell&Rollo

Based on this use of standards from the RWQCB's ESLs, the DTSC's *Information Advisory, Clean Imported Fill*, and the ACHCSA's approval of the SMRP, soil passing the above-cited criteria will be considered to pose no significant health risk and be acceptable for import to and use at the Mandela Gateway site. We understand the ACHCA does not require the submittal of documentation substantiating the acceptance of each delivery of fill, but all records substantiating the acceptance shall be included in the SMRP documentation, as described in the SMRP.

We trust that these criteria are acceptable to you. If so, please indicate your concurrence by signing below and send this letter to Mr. Jesse Wu, Bridge Housing, One Hawthorne Street, 4th Floor, San Francisco, CA, 94105-3901, facsimile (415) 495-4898. Thank you once again for your assistance in completing this project.

Sincerely yours,
TREADWELL & ROLLO, INC.



Grover Buhr, R.G.
Senior Geologist

Michael P. McGuire, P.E.
Principal Engineer

34330802.OAK

cc: Mr. Jesse Wu, Mandela Gateway Associates
Mr. John Gregory, Farella Braun + Martel

Concurred by:
ALAMEDA COUNTY ENVIRONMENTAL HEALTH

_____

Name:
Title:
Date:

Treadwell&Rollo

7 August 2003
Project No. 3433.08

Mr. Barney Chan
Alameda Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Imported Soil Acceptance Criteria
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway
Oakland, California

Dear Mr. Chan:

This letter follows your conversation with Phil Smith on 29 July 2003 during which you agreed that soil can be imported to the Mandela Gateway site after appropriate sampling and testing has demonstrated that the imported soil does not contain chemicals of concern at concentrations exceeding those previously determined to be acceptable for the site. To demonstrate the acceptability for use as fill at the Mandela Gateway site, imported soil will meet the following criteria:

1. Total lead, pesticides, and Total Petroleum Hydrocarbon as motor oil (TPH-mo) shall not be present in the imported soil at concentrations equal to or exceeding the approved site-specific risk-based target levels, as defined in the 5 May 2003 *Soil Management and Removal Plan (SMRP)*. Organic compounds not addressed in the SMRP shall not be present at concentrations exceeding Regional Water Quality Control Board (RWQCB) residential Environmental Screening Levels (ESLs, July 2003). Metal concentrations shall not exceed soil background concentrations, as defined in the June 2002 Lawrence Berkeley National Laboratory report *Analysis of Background Distributions of Metals in Soil at Lawrence Berkeley Laboratory*.

2. The frequency of soil sampling will follow the Department of Toxic Substances Control (DTSC) October 2001 *Information Advisory, Clean Imported Fill*, which states that for up to 1,000 cubic yards of import material, 1 sample will be taken per each 250 cubic yards of material. For 1,000 to 5,000 cubic yards of import material, 4 samples will be taken for the first 1,000 cubic yards, and 1 additional sample for each additional 500 cubic yards.

3. In addition to the above requirements, the imported fill's source area, as referenced in DTSC's *Information Advisory, Clean Imported Fill*, and any previously-collected data will be considered when determining the acceptability of the fill.

Treadwell & Rollo, Inc. *Environmental & Geotechnical Consultants*
501 14th Street, Third Floor, Oakland, CA 94612
Telephone (510) 874-4500 Facsimile (510) 874-4507

Based on this use of standards from the RWQCB's ESLs, the DTSC's *Information Advisory, Clean Imported Fill*, and the ACHCSA's approval of the SMRP, soil passing the above-cited criteria will be considered to pose no significant health risk and be acceptable for import to and use at the Mandela Gateway site. We understand the ACHCA does not require the submittal of documentation substantiating the acceptance of each delivery of fill, but all records substantiating the acceptance shall be included in the SMRP documentation, as described in the SMRP.

We trust that these criteria are acceptable to you. If so, please indicate your concurrence by signing below and send this letter to Mr. Jesse Wu, Bridge Housing, One Hawthorne Street, 4th Floor, San Francisco, CA, 94105-3901, facsimile (415) 495-4898. Thank you once again for your assistance in completing this project.

Sincerely yours,
TREADWELL & ROLLO, INC.

REGISTERED GEOLOGIST * GROVER BUHR No. 5596 * STATE OF CALIFORNIA

Grover Buhr, R.G.
Senior Geologist

REGISTERED PROFESSIONAL ENGINEER * MICHAEL P. McGUIRE No. 42583 Exp. 3-31-04 CIVIL * STATE OF CALIFORNIA

Michael P. McGuire, P.E.
Principal Engineer

34330802.OAK

cc: Mr. Jesse Wu, Mandela Gateway Associates
Mr. John Gregory, Farella Braun + Martel

Concurred by:
ALAMEDA COUNTY ENVIRONMENTAL HEALTH

_____

Name:
Title:
Date:

2717

Treadwell&Rollo

31 July 2003
Project No. 3433.08

Mr. Barney Chan
Alameda Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Draft Letter for Approving Imported Soil
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway
Oakland, California

Dear Mr. Chan:

This letter follows our conversation on 29 July 2003 during which you agreed that soil can be imported to the Mandela Gateway site after appropriate sampling and testing has demonstrated that the imported soil does not contain chemicals of concern at concentrations exceeding those previously determined to be acceptable for the site. Furthermore, you agreed that it was appropriate for Treadwell & Rollo to prepare a draft letter for the Alameda Health Care Agency (ACHCA) to finalize and sign, documenting your agreement regarding the acceptability of imported fill soil.

Our draft text for the letter is as follows. Note that we are referencing both the earlier Risk-Based Screening Levels (RBSLs) used in the SMRP and also the updated version, now called "Environmental Screening Levels" (ESLs), released by the RWQCB on 21 July 2003. We have compared the new ESLs with the previous RBSLs and found there are no changes for the chemicals of concern at the Mandela Gateway site.

"The Alameda County Health Care Agency (ACHCA) approves the import of fill to the Mandela Gateway project upon satisfaction of the following criteria:

1. Total lead, pesticides, and Total Petroleum Hydrocarbon as motor oil (TPH-mo) shall not be present at concentrations equal to or exceeding the approved site-specific risk-based target levels, as defined in the 5 May 2003 *Soil Management and Removal Plan (SMRP)*. Organic compounds not addressed in the SMRP shall not be present at concentrations exceeding Regional Water Quality Control Board (RWQCB) residential Environmental Screening Levels (ESLs, July 2003)/Risk-Based Screening Levels (RBSLs, December 2001). Metal concentrations shall not exceed soil background concentrations, as defined in the June 2002 Lawrence Berkeley National Laboratory report *Analysis of Background Distributions of Metals in Soil at Lawrence Berkeley Laboratory.*

Treadwell & Rollo, Inc. *Environmental & Geotechnical Consultants*
555 Montgomery Street, Suite 1300, San Francisco, CA 94111
Telephone (415) 955-9040 Facsimile (415) 955-9041

2. The frequency of soil sampling will follow the Department of Toxic Substances Control (DTSC) October 2001 *Information Advisory, Clean Imported Fill*, which states that for up to 1,000 cubic yards of import material, 1 sample will be taken per each 250 cubic yards of material. For 1,000 to 5,000 cubic yards of import material, 4 samples will be taken for the first 1,000 cubic yards, and 1 additional sample for each additional 500 cubic yards.

3. In addition to the above requirements, the imported fill's source area and any previously-collected data will be considered when determining the acceptability of the fill.

Soil passing the above-cited criteria will be considered as acceptable for import to and use at the Mandela Gateway site. While the ACHCA does not require the submittal of documentation substantiating the acceptance of each delivery of fill, all records substantiating the acceptance shall be included in the SMRP documentation, as described in the SMRP."

We trust that this draft letter is acceptable to you. If so, please draft the text on ACHCA letter agency, addressed to Mr. Jesse Wu, Bridge Housing, One Hawthorne Street, 4th Floor, San Francisco, CA, 94105-3901. Thank you once again for your assistance in completing this project.

Sincerely yours,
TREADWELL & ROLLO, INC.

Grover Buhr, R.G.
Senior Geologist

Philip G. Smith, CPGS, REA II
Vice President

34330801.PGS

Chan, Barney, Env. Health

To: Grover Buhr (E-mail); Jesse Wu (E-mail)

Subject: Soil Reuse at Mandela Gateway Project

Dear Sirs:
I have been made aware that the City of Oakland may have some requirements as to the reuse of soils at sensitive sites. Please contact Mr. Odili Ojukwu of the City of Oakland Public Works at 510-238-7371 to see if additional requirements apply to the reuse of soils at this site and keep me informed.

Thanks,

Barney M. Chan
Hazardous Materials Specialist
Alameda County Environmental Health
510-567-6765

BRIDGE Housing

BUILDING · SUSTAINING · LEADING

BRIDGE HOUSING CORPORATION
ONE HAWTHORNE STREET, SUITE 400
SAN FRANCISCO, CA 94105
TEL: 415 989.1111
FAX: 495.4898

TRANSMITTAL rw 2517

To:	Barney Chan	**From:**	Lillian Lew-Hailer
Company:	Alameda County Health Agency	**Date:**	July 25, 2003
Address:		**Pages:**	5, including cover sheet
Fax:	510-337-9335	**Phone:**	415-989-1111
Via:		**Re:**	Mandela Gateway

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Mr. Chan,

Jesse Wu asked me to fax you the following letters regarding the soil at the Mandela Gateway site.

Please contact Jesse with any questions you may have.

Thank you,

Lillian Lew-Hailer

Lillian Lew-Hailer

Project Manager

Department of Toxic Substances Control

Edwin F. Lowry, Director
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721

Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

Gray Davis
Governor

November 4, 2002

The Presidio Trust
Mr. Craig Cooper
34 Graham Street
Post Office Box 29052
San Francisco, California 94129-0052

NO FURTHER ACTION DETERMINATION – LETTERMAN DIGITAL ARTS CENTER SITE, PRESIDIO OF SAN FRANCISCO, CALIFORNIA

Dear Mr. Cooper:

The Department of Toxic Substances Control (DTSC) has reviewed the subject document *"No Further Action Determination – Letterman Digital Arts Center Site, Presidio of San Francisco"* and concurs with the No Further Action recommendation. However, if contamination is discovered at the site any time in the future, an investigation and mitigation of the contamination must be coordinated with this agency.

Please contact Mr. Bob Boggs of my staff at (510) 540-3751 if you have any questions or would like to discuss this letter.

Sincerely,

Anthony J. Landis, P.E.
Chief
Northern California Operations
Office of Military Facilities

cc: Mr. Doug Kern
Presidio RAB Co-Chair
2532 Lake Street
San Francisco, California 94121

FILE COPY

JUL 10 03

Treadwell&Rollo

7 July 2003
Project 3433.04

Mr. Jesse Wu
Mandela Gateway Associates
One Hawthorne Street, Suite 400
San Francisco, California 94105-3901

Subject: Import Soil From Letterman Digital Arts Center Site, Presidio of San Francisco
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Gateway
Oakland, California

Dear Mr. Wu:

This letter is in reference to evaluation and acceptance of soil for import from the Letterman Digital Arts Center Site at the Presidio of San Francisco to the Mandela Gateway Redevelopment Site. Soil excavated in the location of the former Letterman Army Institute of Research Building has been stockpiled adjacent to Lyon Street at the eastern edge of the Presidio. James E. Roberts-Obayashi Corporation (Roberts-Obayashi) has asked if approximately 5,000 cubic yards (cy) of this soil can be transported to the Mandela Gateway Redevelopment Site for use as fill in accordance with the *Import Soil Profiling Memorandum* dated 22 May 2003.

Previous Letterman site investigation and remediation information, as well as information from Treadwell & Rollo's soil sampling of the current stockpile, were evaluated.

Previous Site Information

The Letterman Digital Arts Center Site is located in the Presidio of San Francisco. Available information regarding residual chemicals in soil included a Harding ESE report titled *Closure Report, Letterman Digital Arts Center Site, Presidio of California*, dated 30 September 2002. Review of the report indicated that remedial activities at the Letterman Digital Arts Center Site were previously conducted to address chlordane and petroleum hydrocarbons concentrations in soil exceeding Presidio of San Francisco Cleanup Levels. The Cleanup Levels included residential cleanup levels identified in the San Francisco Regional Water Quality Control Board (RWQCB) Order No. 96-070 (for petroleum hydrocarbons) and the *Draft Development of Presidio-Wide Cleanup Levels for Soil, Sediment, Groundwater and Surface Water 2002* for all other chemicals.

Before, during, and after completion of remedial activities, in-situ soil sampling was performed by IRIS Environmental and Harding ESE in and around the former research building. Forty-three samples, exclusive of soil removed during remediation, were collected and analyzed for petroleum hydrocarbons, pesticides, and metals. Based on this sampling, residual soil concentrations of chlordane, total petroleum hydrocarbons as gasoline (TPH-g), benzene,

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toluene, ethylbenzene, and xylenes, TPH as diesel (TPH-d), and TPH as motor oil (TPH-mo) were determined to be less than the Risk-Based Screening Levels (RBSLs) for residential surface soil where groundwater is not a current or potential source of drinking water (*Application of Risk-Based Screening Levels and Decision Making to Sites with Impacted Soil and Groundwater*, California Regional Water Quality Control Board, San Francisco Bay Region [RWQCB], December 2001). Residual concentrations of lead in soil were less than 80 milligrams per kilogram (mg/kg). All other metals were within the range of background soil concentrations, as calculated in *Analysis of Background Distributions of Metals in Soil at Lawrence Berkeley National Laboratory* (LBNL, June 2002). As reported in the Harding ESE Report, soil and groundwater samples collected by Iris Environmental in June 2000 were analyzed for semivolatile organic compounds (SVOCs) and polychlorinated biphenyls (PCBs), but not detected in any samples.

Recent Soil Stockpile Sampling

Following review of the previous site information, twelve confirmation soil samples were collected from the stockpile by Treadwell & Rollo on 4 June 2003 (Figure 1). The twelve samples were analyzed for total lead and organochlorine pesticides to confirm concentrations presented in the previous site investigation reports. Table 1 (attached) presents a summary of the results. Total lead ranged from 1.1 to 3.1 mg/kg, less than the risk-based remedial target level of 255 mg/kg identified in our 22 May 2003 memorandum on import soil profiling. Chlordane isomers were detected in only one soil sample (SP-1). Technical chlordane was detected at 55 micrograms per kilograms (ug/kg), with alpha-chlordane at 2.7 ug/kg and gamma-chlordane at 3.9 ug/kg. Consistent with the previous site information, the chlordane levels were less than the RBSLs for residential surface soil where groundwater is not a current or potential source of drinking water. No other pesticides were detected. The laboratory report of analytical data is attached to this letter.

Conclusions

We consider this material to be suitable for use as at the Mandela Gateway site because:

1. More than 40 soil samples for TPH-d, TPH-mo, metals, volatile organic compounds, and organochlorine pesticides were previously analyzed as part of the investigation and remedial activities confirmation activities at the Letterman Digital Arts Center Site. Additionally, twelve recent soil samples of this material were analyzed for lead and organochlorine pesticides. This sampling frequency exceeds requirements stated in our 22 May 2003 memorandum on import soil profiling.

2. All residual concentrations of chemicals detected in the soil following completion of remedial activities at the Letterman Digital Arts Center Site are within the chemical thresholds identified in our 22 May 2003 memorandum on import soil profiling. These thresholds include:

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- Lead less than 255 mg/kg
- Pesticides less than risk-based target levels, as defined in the *Soil Management and Removal Plan*, dated 5 May 2003
- TPH-d and TPH-mo less than 500 mg/kg each
- Other organic chemicals less than their applicable RBSL for residential surface soil where groundwater is not a current or potential source of drinking water
- Metals other than lead less than their applicable RBSL for residential surface soil where groundwater is not a current or potential source of drinking water or within the range of background soil concentrations, as calculated in *Analysis of Background Distributions of Metals in Soil at Lawrence Berkeley National Laboratory* (LBNL, June 2002),

We appreciate being able to help you in this matter. Please contact Grover Buhr at (510) 874-4500, extension 529 if you have any questions.

Sincerely yours,
TREADWELL & ROLLO, INC.

Grover S. Buhr, R.G.
Senior Geologist

for Philip G. Smith, R.E.A. II, C.P.G.S.
Vice President

Attachments

cc: Mark Gerton, James E. Roberts-Obayashi Corporation

34330433.oak

Table 1. Import Soil Stockpile Sample Results
Letterman Digital Arts Center Site
San Francisco, California

Sample ID	Sample Date	LEAD (Total) mg/kg	Chlordane (Technical) ug/kg	Alpha-Chlordane ug/kg	Gamma-Chlordane ug/kg	Aldrin ug/kg	Dieldrin ug/kg	Endrin Ketone ug/kg	4,4-DDT ug/kg	4,4-DDE ug/kg	alpha-BHC ug/kg
SP-1	6/4/03	3.1	55	2.7	3.9	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
SP-2	6/4/03	2.6	< 50	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
SP-3	6/4/03	2.1	< 50	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
SP-4	6/4/03	1.9	< 50	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
SP-5	6/4/03	1.8	< 50	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
SP-6	6/4/03	1.4	< 50	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
SP-7	6/4/03	2.1	< 50	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
SP-8	6/4/03	1.1	< 50	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
SP-9	6/4/03	1.3	< 50	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
SP-10	6/4/03	1.3	< 50	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
SP-11	6/4/03	2.2	< 50	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
SP-12	6/4/03	1.5	< 50	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0

Notes:
mg/kg = milligrams per kilogram
ug/kg = micrograms per kilogram

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

June 6, 2003

Mr. Jesse Wu
Mandela Gateway Associates
Bridge Housing Corporation
1 Hawthorne Street, Suite 400
San Francisco, CA 94105

Dear Mr. Wu:

Subject: Site #RO0002517, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, CA 94607

This letter provides clarification to certain conditions of approval of the 5 May 2003 *Soil Management and Removal Plan* (SMRP), prepared by Treadwell & Rollo, as stated in our 23 May 2003 approval letter. Clarification of these conditions is requested by Treadwell & Rollo, your consultant.

1. Condition No. 1 - This bullet applies to the entire site. To clarify conditions at Parcel A of the West Block, in order to meet unrestricted land use the top 0-4'bgs soils must meet the risk-based target levels of the contaminants of concern (COC), while the bottom 4-10' bgs soils must meet the Water Board RBSLs for each COC for residential use of surface soils. However, at locations where soil confirmation samples indicate that pesticides and/or lead are not present at concentrations exceeding the risk-based target levels, no additional deeper soil samples will be required.

2. We have also discussed with Treadwell and Rollo Bridge's desire to have an optional soil confirmation protocol for Parcel A of the West Block. Our office has no objections with pre-excavation soil sampling as long as the sampling occurs at a frequency of one sample per every 1000 square feet and the risk-based cleanup levels are met in accordance with the above clarification.

Please call me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Material Specialist

Cc: B. Chan, D. Drogos
Mr. Grover Buhr, Treadwell & Rollo, 501 14th St., Third Floor, Oakland, CA 94612

clarifySMRPMandelaGateway

29 May 2003

example letter from P Smith

Mr. Jesse Wu
Mandela Gateway Associates
Bridge Housing Corporation
1 Hawthorne Street, Suite 400
San Francisco, CA 94105

Dear Mr. Wu:

Subject: Site #RO0002517, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, CA 94607

This letter provides clarification to certain of the conditions of approval of the 5 May 2003 *Soil Management and Removal Plan* (SMRP), prepared by Treadwell & Rollo, as stated in our 23 May 2003 approval letter. Clarification on these points was requested by Treadwell & Rollo during a telephone conversation on 28 May 2003.

1. Condition No. 1 - This bullet refers to the SMRP actions only in Parcel A of the West Block of the site, which will be developed for unrestricted use. At Parcel A locations where soil confirmation samples indicate that pesticides and/or lead are not present at concentrations exceeding the risk-based target levels, additional samples will not be required from deeper soil in that location (e.g., soil sampling will not be required for soil deeper than the first sample passing acceptance criteria). (Samples will not be required deeper than the uppermost foot of the native soil (the Merritt sand).)
2. Condition No. 5 - Imported soil for landscaped areas will only be required for areas determined to have contamination above risk-based target levels in the upper two feet of soil. Soil in landscaped areas that has been tested and determined to contain contaminants at levels below risk-based target levels does not need to be replaced with imported fill.

This clarification letter is to be considered an addendum to our 23 May 2003 approval letter. Please call me at (510) 567-6765 with any questions.

Sincerely,

Barney M. Chan
Hazardous Material Specialist

Cc: B. Chan, D. Drogos
Mr. Grover Buhr, Treadwell & Rollo, 501 14th St., Third Floor, Oakland, CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
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(510) 567-6700
FAX (510) 337-9335

May 23, 2003

Mr. Jesse Wu
Mandela Gateway Associates
Bridge Housing Corporation
1 Hawthorne Street, Suite 400
San Francisco, CA 94105

Dear Mr. Wu:

Subject: Site #RO0002517, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, CA 94607

Alameda County Environmental Health (ACEH) staff, reviewed the May 5, 2003, Soil Management and Removal Plan (SMRP) and the May 15, 2003, Cost Itemization e-mail prepared by Treadwell and Rollo for the referenced site. Additionally, ACEH has conferred with the San Francisco Regional Water Quality Control Board (SF-RWQCB) on the above referenced report and site data. This report supersedes the prior plan and addendums dated March 24, 2003, April 11, 2003 and April 16, 2003, respectively, all prepared by Treadwell and Rollo.

The new SRMP documents the estimated soil disposal costs for a "clean" closure versus the reuse of acceptable soil and recording a deed restriction on both East and West Parcels. Excavated soils above RBSLs but below hazardous waste levels on both parcels will be reused on-site beneath podium/residential building structures, with the intent of capping these soils. A deed restriction will then be recorded on both parcels.

Our office concurs with the SMRP with the following conditions and institutional controls:

- Unrestricted land use is defined as a site where residual impacts do not exceed screening levels for residential land use (target risk of 10-6 and Hazard Index of 1.0 plus all other potential environmental concerns addressed) to a depth of 10 feet below final grade. Meeting conditions for unrestricted land use is required for single-family homes or other land uses where residents will have unrestricted and/or unmanaged access to and use of open areas such as backyards, gardens, parks, etc. Since residual pollution will exceed these levels at the sites, single-family residential, townhome, hospital, daycare and other sensitive land use of the properties is prohibited.

- As residual pollution will exceed screening levels at the sites a deed restriction shall be recorded and a copy of the recorded deed shall be submitted to this agency and the City of Oakland. The deed restriction is anticipated to include the items specified herein, with the final details specified after completion of environmental activities at these sites.

- Installation of water supply wells on the properties is prohibited.

- Before maps (prior to soil removal at each site) and after maps (after final soil removal and redevelopment) clearly delineating areas were soil does and does not exceed screening levels for unrestricted land use are to be included in the deed restriction. The maps are to include depth contours to depict the estimated vertical depth of impacts above the screening levels. Sample points are to be included on the maps however, detailed data do not need to be included. Maps are to be signed and stamped by the manager for the project.

- Clean imported soil shall comprise the upper 2 feet of all landscaped areas, planting boxes, and exposed surface areas.

- A final soil management plan to cover post redevelopment activities is to be filed with the deed restriction.

- Soil sample data in areas where impacts above screening levels have been identified should be ideally collected on a 10m by 10m grid and not averaged over an area greater than 100 m^2. Please adjust your post-excavation sampling accordingly.

Based upon the available information and with the provision that the information provided to this agency was accurate and representative, ACEH has no objections to the development of the subject site into high-density residences provided all the above conditions and applicable requirements from other regulatory agencies are met.

Please note, upon completion of the soil management and removal activities, as required by the SMRP, a final report documenting that such activities have been completed shall be submitted to the ACEH for review and approval. Upon completion of the work, as required by the SMRP and approval by ACEH of such work, no further remedial action is anticipated.

Should you have any questions, please call me at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos
Mr. Grover Buhr, Treadwell & Rollo, 501 14th St., Third Floor, Oakland, CA 94612

Chan, Barney, Env. Health

From: Grover Buhr [gsbuhr@treadwellrollo.com]

Sent: Thursday, May 15, 2003 12:25 PM

To: bchan@co.alameda.ca.us

Cc: Jesse Wu; John Gregory; Phil Smith; Carol Galante; Deborah Schmall

Subject: Cost Itemization, Mandela Gateway

Dear Barney,

At your request, attached is an itemization of costs for the Mandela Gateway project that explains and compares (i) the soil remediation costs driven by the requirement to meet the risk-based concentration limits established in the May 5, 2003 Soil Management and Removal Plan (SMRP) IF the County approves a deed restriction allowing some soil exceeding those levels to remain below permanently capped areas, with (ii) the soil remediation costs driven by the requirement to meet the risk-based concentration limits IF the Country requires the excavation and offsite disposal of all such soil, even where it is below permanently capped areas. The "Without Deed Restriction" scenario presents the costs incurred to remove all chemically-impacted soil at the site for the purpose of meeting risk-based concentration limits established in the SMRP. Under this scenario, no deed restriction would be required for either the East Block or West Block. The "With Deed Restriction" scenario presents the costs required to remove and dispose of chemically-impacted soil for the purpose of complying with the risk-based concentration limits in areas without a cap, but using a cap in the West Block (excluding Parcel A) and in the East Block, to prevent direct human exposure to residual chemicals exceeding risk-based concentration limits in the underlying soils. Under this scenario, a deed restriction would be recorded against the West Block (excluding Parcel A) and the East Block.

Note that the soil removal costs under the "With Deed Restriction" scenario are largely attributed to removing chemically-impacted soil from Parcel A in the West Block to risk-based levels (no deed restriction is planned for Parcel A), pile cap and podium foundation excavations in the East Block and "hot spot" removal activities that have been performed to date at your request. The difference in soil removal costs between the two scenarios is substantial (approximately $946,000), and represents the incremental cost to remove chemically-impacted soils for the purpose of complying with risk-based, health-protective concentration limits even where such soil is placed beneath a permanent cap, coupled with a deed restriction, to prevent direct human exposure to such underlying soils. We trust that the information provided satisfactorily addresses any concerns that you may have in this matter. We appreciate your prompt consideration of this matter and would like to meet with you immediately to discuss this and any other issues you may have regarding the SMRP.

Regards,

Grover Buhr
Project Manager
Treadwell & Rollo

Soil Management Costs

Soil Addressed	*With Deed Restriction* Soil Disposed (cy)	Tons (cy*1.65)	Amount (tons * $77[1] or $42[2])	*Without Deed Restriction* Soil Disposed (cy)	Tons (cy*1.65)	Amount (tons * $77[1] or $42[2])
Committed Disposal						
West Block						
Upper 1 foot of soil in Parcel A	806	1,330	102,402 [1]	806	1,330	102,402 [1]
1/2 1' to 2' soil in Parcel A	403	665	51,201 [1]	403	665	51,201 [1]
1/2 1' to 2' soil in Parcel A	403	665	27,928 [2]	403	665	27,928 [2]
1/3 Podium 0 to 1 ft	467	771	59,332 [1]	467	771	59,332 [1]
Stockpiles from focussed excavations	35	58	4,447 [1]	35	58	4,447 [1]
East Block						
Pile cap excavations	1,050	1,733	133,403 [1]	1,050	1,733	133,403 [1]
Stockpiles from focussed excavations	50	83	6,353 [1]	50	83	6,353 [1]
Stockpiles of strippings from AT Systems parking lot	300	495	38,115 [1]	300	495	38,115 [1]
1/3 Landscaped Areas along 8th St to 2 ft	184	304	23,377 [1]	184	304	23,377 [1]
Committed Disposal Subtotal			*$446,558*			*$446,558*
Excavations to be Disposed if Greater Than Target Levels						
West Block						
2' to 3' soil in Parcel A	806	1,330	55,856 [2]	806	1,330	55,856 [2]
3' to 4' soil in Parcel A	806	1,330	55,856 [2]	806	1,330	55,856 [2]
2/3 Podium 0 to 1 ft	0	0	0	933	1,539	64,657 [2]
Podium 1 to 2 ft	0	0	0	1,400	2,310	97,020 [2]
Podium 2 to 5.25 ft	0	0	0	2,500	4,125	173,250 [2]
Top two feet of utility excavation	0	0	0	67	111	8,512 [1]
East Block						
Podium 0 to 1.5 ft	0	0	0	2,500	4,125	317,625 [1]
Podium 1.5 to 2.5 ft	0	0	0	1,500	2,475	190,575 [1]
Podium 2.5 to 3 ft	0	0	0	650	1,073	82,583 [1]
Top two feet of utility excavation	0	0	0	90	149	11,435 [1]
Excavations to be Disposed Subtotal			*$111,712*			*$1,057,368*
Totals	**5,310**	**8,762**	**$558,269**	**14,950**	**24,668**	**$1,503,926**

Calculation Notes:

[1] Class I waste disposal calculated by $65/ ton plus $12/ton other costs
(= ($15/cy import fill + $5/cy logistics and sampling)/1.65 tons/cy) = $77/ton

[2] Class II waste disposal cost calculated by $30/ton transportation and disposal plus $12/ton other costs
(= ($15/cy import fill + $5/cy logistics and sampling)/1.65 tons/cy) = $42/ton

Supporting information in *Soil Management and Removal Plan*, dated 5 May 2003

BRIDGE Housing

BUILDING · SUSTAINING · LEADING

BRIDGE HOUSING CORPORATION
ONE HAWTHORNE STREET, SUITE 400
SAN FRANCISCO, CA 94105

TEL: 415 989.1111
FAX: 415 495.4898

TRANSMITTAL

To:	Barney Chan	**From:**	Jesse Wu
Company:	Alameda County	**Date:**	May 9, 2003
Address:		**Pages:**	, including cover sheet
Fax:		**Phone:**	(415) 989-1111, ext. 648
Via:	FedEx.	**Re:**	Mandela Gateway

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

- **Comments:**

Barney-
I am writing to press the importance that we receive the County's approval re: the soil management procedures **immediately**. I shared with you our Wells Fargo Building Loan Agreement which indicated a deadline (4/15/03) for receiving environmental approvals. **This deadline has passed and BRIDGE is in default under this loan agreement.**

We issued a Notice to Proceed to the contractor in February and construction is approximately **ten weeks behind schedule**.

Enclosed are a number of documents substantiating schedule. If you have any questions about the documents, please do not hesitate to call me.

These agreements include terms that are confidential, please review them and return using the enclosed FedEx envelope. Thanks.

Comments on Soil Management Plan for Mandela Gateway Project

The contaminants of concern have been identified to this point as being lead, TPHmo and the pesticides; aldrin, lindane, DDD, DDE, DDT, dieldrin, endrin and edrin ketone. The cleanup levels for these compounds will be the RBSL for surface soil, residential where groundwater is a potential drinking water source. Groundwater has not yet been shown not to be a drinking water source. Additional soil sampling will be done on the J&A Truck Repair site once the buildings have been demolished.
Upon consultation internally and with B. Graham of the SFRWQCB, the following procedures should be adhered to:

1. Excavate and confirmation sampling of the hot spots exceeding the noted RBSLs
2. In those areas where soil will be removed for grading and building purposes confirmation sampling after excavation of soil should be at a frequency of 1 sample per every 1000 per square feet and one every 30 linear feet at the base along the excavation sidewalls per Water Board recommendation.
3. Soil sampling for potential reuse should be sampled at a frequency of 1/25 cubic yards up to 1000 cy and 1 per every 100 cy up to 5000 cy per Water Board guidance.
4. Soil > 3' depth can be tested at a frequency of 1/100 cy for COCs, since there is evidence that contamination deeper than 3' is unlikely.
5. Surface soil samples should also be tested for PAHs per DTSC Clean Imported Fill Material fact sheet.
6. Previous sample results may be used to augment the post-excavation sampling as long as the excavated soil is at the appropriate depth and the required sampling frequency is met. However, field observations that indicate TPH contamination must be sampled and analyzed regardless.
7. Upon discussion with the Water Board, the RBSL for lead should be 255 ppm per DTSC.

Comments on 3/27/03 fax from Treadwell & Rollo
West Block

1. Parcel A post excavation soil sampling must be done as stated in item #2 above, but prior data can be used to augment the number of samples.
2. Soil generated from utility trenches must be sampled per item #3 above and soils remaining must be sampled per item #2 above.
3. In the area of WB-3/WB-10, excavation and confirmation sampling should be performed. The remaining parking area will not require additional sampling.
4. In the building area with excavation planned up to 5.25', soil sampling of the first 2' should be done according to item #3, while the soils greater than 2' may be tested according to item #4.

o Soil proposed for reuse – drugstore
2nd + 3rd Floor residential + Grand Floor Retail Space
samples > 3'

2' ↓ west block } 1/100 cubic yds

East Block

1. Shallow soil in the J&A Truck Repair area exceeding the residential TPHmo RBSL shall be excavated and re-sampled in the proposed exposed, landscaped areas. All other locations exceeding the RBSL may either be handled similarly or be included in a deed restriction. Final evaluation of impacted areas must be done after completion of the J&A area demolition and investigation.
2. In the rest of the northern half of the block, no additional testing will be required except for the area of which should be excavated and re-sampled. Note all soil from the excavation of "hot" spots must be disposed of properly.
3. In the area proposed for excavation to 4.75', soil characterization for potential reuse should be done according to item # 3, soil below 3' should be characterized per item #4 and the excavated area characterized per item #2.

Assumption: Proper random sampling of both W+E parcels has been done. + # of samples appropriate (shown thru calcs). RBSLs are appropriate for COCs. accept proposal for removal of hot spots exceeding RBSLs (field work done.)

Questions/Comments:

- Should # of samples be specific to depth? ie stratified sampling. for W. prop in the area proposed for exc to −5.25, only 3 samples taken min needed is 4 (SW846)
- East side will consider reuse of soil in areas of residential Adm.) Retail Space & 2nd + 3rd Resid over podium parking – 5 spls taken is this enough?

Chan, Barney, Env. Health

20257 / SLIC

From: Drogos, Donna, Env. Health
Sent: Monday, April 28, 2003 9:26 AM
To: Chan, Barney, Env. Health
Subject: FW: Mandela Gateway

-----Original Message-----
From: Phil Smith [mailto:pgsmith@treadwellrollo.com]
Sent: Friday, April 25, 2003 2:21 PM
To: Donna Drogos
Cc: John Gregory; Grover Buhr; Jesse Wu
Subject: Mandela Gateway

Donna:
Thanks again for meeting with Jesse and me this morning to go over technical issues at the Mandela site. It was a real help to us, and we are very appreciative.

The following points summarize my notes of what we are to produce for you, in the form of a second amendment to the previously-submitted Soil Management and Removal Plan (SMRP):

1. Prepare figures and data tables that present where soil is to be excavated, by anticipated lift, with calculations supporting the estimated soil volumes that are expected to require disposal as hazardous waste. Anticipated disposal costs are to be included here. We will also identify where we hope to reuse soil that is non-hazardous, and what those volumes are likely to be.

2. Identify where additional "hot spot" soil removals will be done, with the goal of removing all identified lead concentrations exceeding 255 mg/kg. There appear to be 3 such areas on the East Block that would be under slabs, and have not been removed as part of the pile cap and previous "hot spot" removals.

3. Send you the oversize summary figures with all new data posted, and with lead values exceeding 255 mg/kg shown as BOLD (tables will have these values BOLDED as well). Areas to be used for residential and commercial will be identified.

4. Submit an amended cost summary table that indicates soil committed for off-site disposal, and soil that will likely require off-site disposal. The estimated costs for each soil removal activity, with assumptions as to how much is likely to be hazardous waste vs. non-hazardous, will be included. This table will be the summary of the costs to be incurred by Bridge to dispose of soil off-site.

We understand that submittal of this information will allow you to accept the SMRP. Please let me know if I have not been complete in this summary. Per your request, we will submit this information to Barney, hopefully by the close of business on Tuesday, 29 April 2003.

Again, thanks again for the meeting this morning.

Phil

Philip G. Smith
Vice President

Treadwell & Rollo, Inc.
555 Montgomery Street, Suite 1300
San Francisco, CA 94111
Tel 415-955-9040
Fax 415-955-9041

www.treadwellrollo.com

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ONE HAWTHORNE STREET, SUITE 400
SAN FRANCISCO, CA 94105
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FAX: 415 495.4898

TRANSMITTAL

To:	Barney Chan	**From:**	Jesse Wu
Company:	Alameda County Health	**Date:**	4/24/03
Address:		**Pages:**	1 , including cover sheet
Fax:	(510) 337-9335	**Phone:**	(415) 989-1111, ext. 629
Via:		**Re:**	Mandela Gateway Site

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24 APR
2003

THE SPIRIT THAT MOVES AMERICA

Barney Chan
Alameda County Health Agency
1131 Harbor Bay Parkway, 2nd Flr
Alameda, CA 94502-6577

94502+6540

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

April 18, 2003

Mr. Jesse Wu
Mandela Gateway Associates
Bridge Housing Corporation
1 Hawthorne Street, Suite 400
San Francisco, CA 94105

Dear Mr. Wu:

Subject: Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway
Oakland, California 94607 (RO0002517)

The Alameda County Environment Health, (ACEH) has reviewed the Soil Management and Removal Plan (SMRP), Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California, dated 24 March 2003 (the "SMRP") and Addendums dated April 11, 2003 and April 16, 2003 all prepared by Treadwell & Rollo.

Results of investigations presented to ACEH to date, indicate the presence of elevated concentrations of lead, pesticides, and Total Petroleum Hydrocarbons, quantified as motor oil (TPH-mo) in shallow soils at various locations. In the West Block, lead and pesticides were found in some shallow soil samples at concentrations that exceed existing and calculated remedial target levels for future residential receptors. In the East Block, lead was detected in shallow soils at concentrations that exceed remedial target levels for future residential receptors. TPH-mo was detected in several locations at concentrations greater than the Risk-Based Screening Level (RBSL) developed by the Regional Water Quality Control Board, San Francisco Bay Region (SFRWQCB). Groundwater samples collected in the West Block had detectable levels of zinc, toluene and xylenes. Groundwater samples collected in the East Block had detectable levels of nickel, zinc, TPH-as diesel, and 1,2-dichloroethane.

To mitigate potential adverse health risks associated with exposure to soils containing elevated levels of lead, pesticides and TPH-mo, Treadwell & Rollo submitted a SMRP and Addendums to manage residual pollution and/or remove such soils in connection with the development of the site. The SMRP and Addendums propose that soil with residual pollution be removed to risk-based levels in several areas of the site, such as landscaped areas and the front and backyards of the residential units, or left in place and "capped" by building slabs or pavement in various areas of the East Block, to prevent direct contact with subsurface soils. The SMRP and Addendums specify that all soil pollution exceeding RBSLs will be removed from the West Block entirety. The SMRP and Addendums address the management of on-site soils that will be excavated for podium-level structures in the East and West Blocks. Reused soils will consist of either excavated on-site soils that are determined to be re-usable ie less than RBSLs or imported clean fill. The SMRP proposes leaving in place residual contaminants exceeding RBSLs in various areas within the East Block and capping these areas with building slabs or pavement. Such a use scenario would require development and implementation of a site maintenance plan to provide for the long-term maintenance of the building slabs and pavement in areas of the East Block, and a deed restriction to be recorded against the East Block parcel.

We generally concur with the SMRP and Addendums, and continuance of on-site grading and construction activities in conformance with the SMRP and Addendums with the following provisions. Further addenda to the SMRP may be required to address any supplemental comments of ACEH and the SFRWQCB (Water Board) based upon a review of the Risk Assessment and analytical data from the pending and future corrective actions planned for the site. The SMRP and Addendums do not clearly indicate the location, depth, and concentration of residual pollution exceeding RBSLs, proposed to be left in place relative to future site improvements. A clear depiction (graphics preferred) of the location of residual pollution is needed to appropriately evaluate the long-term site conditions proposed for this site and more importantly to adequately communicate site conditions to the public.

At this time, concurrence with capping of the on-site soils exceeding RBSLs on the East Block is withheld pending the provision of such detailed information and our office's approval of your supporting rationale. Additionally, please further substantiate the estimated volume of impacted soil and associated disposal costs, which is needed to evaluate your proposal to leave residual pollution exceeding RBSLs in place at this site. Include maps showing excavation volumes, concentrations, etc., as part of your documentation. Please let us know if you would like assistance in obtaining additional sources to give you competitive cost estimates for disposal options. Please note that our office recommends, when all possible, the removal of contamination exceeding residential RBSLs at proposed residential sites.

Upon completion of the soil management and removal activities, as required by the SMRP and Addendums, a final report documenting that such activities have been completed shall be submitted to the ACEH for review and approval. Upon completion of the work, as required by the SMRP and Addendums, and approval by ACEH of such work, no further remedial action is anticipated.

Should you have any questions, please call me at (510) 567-6765.

Sincerely,

Barney M. Chan

Barney M. Chan
Hazardous Materials Specialist

C: B.Chan, D. Drogos
Mr. Grover Buhr, Treadwell & Rollo, 501 14th St., Third Floor, Oakland, CA 94612

RO 2517 / SLIC

Chan, Barney, Env. Health

From: Roger Brewer [Rdb@rb2.swrcb.ca.gov]
Sent: Friday, April 18, 2003 4:41 PM
To: bchan@co.alameda.ca.us; ddrogos@co.alameda.ca.us
Subject: Mandela Gateway

I looked at the April 16, 2003, letter to Barney from T&R for Mandela Gateway. I'm skeptical of the suggested 6,400 cubic yards of soil that exceeds a target lead level of 255 mg/kg for unrestricted and use. It may be correct, but they don't provide a map that clearly delineates the area and thickness of soil with elevated lead so that we can check their calculations. This will have to be done for the deed restriction, if nothing else.

It is also odd that it cost them $130/cubic yard to dispose of the 2,350 cubic yards of soil on the West Block (total $310,000) but will cost $190/cubic yard to dispose of the soil on the East Block (6,400 cubic yards for $1.2 million). The costs for disposal should be provided in detail (excavation, transportation, disposal, etc.). The developer should also provide bids from other companies for comparison.

If they want to make an economic case for leaving lead-impacted soil in place at the site then they need to be upfront and clear about the above information. From a consistency standpoint, and at a bare minimum, our office has required that impacted soil that has to be left in place residential sites be capped by at least three feet of clean fill. The cleanup levels proposed in the risk assessment for open landscaped areas are probably adequate from a toxicology perspective, but a cap would still be prudent from a public perception perspective.

Roger

Chan, Barney, Env. Health

From: Roger Brewer [Rdb@rb2.swrcb.ca.gov]
Sent: Tuesday, April 15, 2003 4:43 PM
To: bchan@co.alameda.ca.us; ddrogos@co.alameda.ca.us
Cc: gmleong@treadwellrollo.com
Subject: Mandella Gateway Project

Just to clarify a point - I don't disagree with the with the results of the risk assessment for the Mandella Gateway Project. Proposed cleanup levels for exposed areas should be adequately protective of human health.

The risk assessment applies only for the proposed redevelopment, however. When the site is redeveloped again in the future, the same issues will arise, assuming someone remembers that lead-impacted soil was left in place under the buildings and paved areas. My point is that the cost/benefit of removing all soil with lead over unrestricted use levels (e.g., 255 mg/kg) should be considered.

Roger D. Brewer
San Francisco Bay RWQCB
1515 Clay Street, Suite 1400
Oakland, CA 94612

tel: 1-510-622-2374
fax: 1-510-622.2460
rdb@rb2.swrcb.ca.gov

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

April 16, 2003

Mr. Jesse Wu
Bridge Housing Corporation
1 Hawthorne St., Suite 400
San Francisco, CA 94105

Dear Mr. Wu:

Subject: Deposit for Mandela Gateway Project, 7th & Mandela, Oakland CA 94607

Please submit an additional deposit of $2100 payable to Alameda County, Environmental Health Services so we may continue to provide regulatory oversight for the referenced project. We have currently exhausted your initial deposit.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, additional deposit will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently $105 per hour.

Please be sure to write the following identifying information on your check or cover letter.

- Type of project (site mitigation-SLIC)
- Site address (7th & Mandela, Mandela Gateway Project)
- RO0002517

If you have any questions, please contact me at (510) 567-6765.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos

2Dep7&Mandela Project

Treadwell&Rollo

16 April 2003
Project No. 3433.04

Mr. Barney Chan
Alameda Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Additional Soil Management Issues
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway
Oakland, California

Dear Mr. Chan:

In our telephone discussion on Monday 14 April 2003 and in our meeting with you yesterday morning, we discussed several issues regarding soil management that were addressed in the Treadwell & Rollo *Soil Management and Removal Plan, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* (SMRP), dated 24 March 2003, and *Addendum to Soil Management and Removal Plan, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* (SMRP Addendum), dated 11 April 2003. In those discussions:

1. You requested a clear statement, signed by registered professionals, that the procedures defined in those documents, when implemented, will be protective of human health and the environment for the proposed redevelopment. Specifically, that in areas in the East Block to be capped beneath building slabs or pavement (i.e., the "cap") and where lead concentrations in soil greater than 255 milligrams per kilogram (mg/kg) might be left in place, the existence of the cap would prevent any significant complete exposure pathways to future site users associated with the proposed redevelopment and that a deed restriction will prevent future uncontrolled disturbance of the cap.
2. You requested location and chemical data regarding the chemical "hot spots" that we have excavated and are in the process of excavating at the site.
3. You requested a cost estimate for removing all soil in the East Block that contains lead at concentrations greater than 255 mg/kg.
4. You requested clarification regarding the statistical analysis of sampling results in the SMRP Addendum. Specifically, you questioned the statistical propriety of not including chemical analyses of soil that has already been removed from the site.
5. You requested clarification regarding the cleanup levels and their relationship to the Regional Water Quality Control Board's (RWQCB) Risk-Based Screening Levels.

Treadwell & Rollo, Inc. *Environmental & Geotechnical Consultants*
501 14th Street, Third Floor, Oakland, CA 94612
Telephone (510) 874-4500 Facsimile (510) 874-4507

Protectiveness of the SMRP Measures

To protect the environment and future users of the site, the SMRP and SMRP Addendum specify: 1) on the West Block, removal of all soil with lead or pesticides exceeding remedial target levels (specified in the SMRP and SMRP Addendum, see below); and 2) on the East Block, removal of soil with lead or Total Petroleum Hydrocarbons quantified as motor oil (TPH-mo) at concentrations exceeding remedial target levels in areas that will be landscaped and capping soil that exceeds remedial target levels in areas that will be paved or covered with a building slab. In addition, a deed restriction will be recorded against the East Block to protect the cap. As specified in the SMRP and SMRP Addendum, we have excavated localized areas of soil with lead, pesticides, or TPH-mo exceeding the remedial target levels ("hot spots") in six locations on the West Block and five locations on the East Block (see below). Several more "hot spot" excavations are planned at the site to complete this removal in the West Block and landscaped areas of the East Block. In addition, we are currently beginning our soil investigation of the former J&A Trucking parcel on the East Block, as specified in the SMRP.

As qualified professionals, we judge that these measures, as defined in the SMRP and SMRP Addendum, will be protective of human health and the environment by removing soil with lead, pesticides or TPH-mo at concentrations exceeding remedial target levels (in the West Block and in landscaped areas of the East Block) or by preventing complete exposure pathways to future site users associated with the planned redevelopment to such impacted soil (in the paved and built areas of the East Block) combined with a deed restriction to prevent future uncontrolled disturbance of the cap.

Excavation of "Hot Spots"

The attached Figures 1 and 2 show the locations of "hot spots" that have been excavated, or are currently being excavated, on the West Block and East Block, respectively. In the West Block, five excavations have been completed and two are currently being performed (WB-1 and WB-4). In the East Block, four excavations have been completed and two are currently being performed (EB-1 and B-3). The results of confirmation samples for these excavations are provided on the attached table.

In addition, Figure 2 shows the location of excavations that have been completed to remove pile caps from the former Cypress Structure freeway in the East Block. These excavations removed soil from over and around the pile caps up to four or five feet below ground surface ("bgs") in northern parts of the site and up to eight to ten feet bgs in the Podium Area. Approximately 1,400 cubic yards (cy) of soil have been removed from these excavations. Of this, approximately 700 cy have already been sent off site as hazardous waste. Of the remaining 700 cy of excavated soil currently stockpiled on site, about half will be sent off site as hazardous waste, while the remainder has tested below the remedial target levels and will be reused in the podium area.

Cost of Soil Disposal

In the SMRP and SMRP Addendum, soil to be excavated and disposed off site includes soil from the hot spot excavations and the upper 1.5 feet of soil in Parcel A of the West Block. Approximately 100 cy has been excavated for "hot spots" throughout the site. The removal of the contaminated soil in Parcel A will generate approximately 1,200 cy . An approximate 350 cy still stockpiled on site from pile cap excavations in the East Block will require off site disposal as hazardous waste (see above), in addition to the approximately 700 cy of soil that has already been disposed off site at a Class I facility. If these soil volumes (approximately 2,350 cy) for off-site disposal prove to be characterized as hazardous waste, the cost for off-site disposal already committed to in the SMRP and SMRP Addendum will be approximately $310,000.

Remaining areas where lead or TPH-mo exceed remedial target levels, but will be capped in place, include the areas shown in Figure 2 around the borings B-7, B-24, T-5W, T-5E, and B-2. In addition, areas that will be capped with buildings or pavement where soil may be found to contain lead greater than the remedial target level include the roadway and buildings in the northern part of the East Block, the Podium Area, and building and paved areas in the J&A Trucking Parcel. We estimate the potential soil volumes with lead exceeding the remedial target level in these areas may be as much as 6,400 cy, resulting in a total cost (including costs already committed) for disposal of hazardous waste of approximately $1.2 million. We understand from our client that, in light of the substantial removal costs already committed to the project, removal of all soil exceeding remedial target levels is cost prohibitive and could jeopardize this project's financial feasibility .

Statistical Evaluation in SMRP Addendum

The purpose of the statistical analysis in the SMRP Addendum was to evaluate the sufficiency of the sampling data in the Podium Areas. The total number of samples already collected and the proposed sampling frequency for profiling excavated soil for reuse or off-site disposal in the SMRP were evaluated to see if the proposed sampling frequency was sufficient to characterize this soil for making reuse or disposal decisions. The analysis demonstrated that this was so. In the statistical evaluation, we did not use the chemical data from "hot spots" in the Podium Areas because this soil had already been removed from the site. The analysis showed two things: 1) the total of previously collected samples and proposed profiling sampling met the recommended frequencies in the RWQCB memorandum *Characterization and Reuse of Petroleum Hydrocarbon Impacted Soil as Inert Waste* (November 2002); and 2) because the 95% Upper Confidence Limit concentration in the remaining soil was so low, the occurrence of the extremely high lead concentrations in the excavated "hot spots" were truly "outliers" and not reflective of the overall soil character. The exclusion of these "outlier" values was appropriate because the soil was no longer present, the confirmation samples in the "hot spot" areas showed that soil with lead at these concentrations was quite localized, and thus again not representative of the overall soil character.

Treadwell&Rollo

Remedial Target Levels

The remedial target levels are based on the following:

1. The lead remedial target level of 255 mg/kg was recommended by you, based on discussion with Roger Brewer of the RWQCB.
2. The remedial target levels for pesticides in the SMRP (Table 1) were developed based on site-specific risk calculations in the Treadwell & Rollo *Human Health Risk Assessment, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* (24 March 2003). The levels calculated for Parcel A, which take into account ingestion of home-grown produce, are less than the residential RBSLs. The levels calculated for the rest of the West Block, which do not take into account ingestion of home-grown produce, were less than the RBSL for Aldrin and more than the RBSL for Dieldrin. To be conservative, we have chosen to remove soil with pesticides greater than the more restrictive Parcel A remedial target levels in all areas of the West Block.
3. The remedial target level for TPH-mo is the surface soil residential-use RBSL of 500 mg/kg.

We hope this letter satisfactorily answers your questions. If you have any additional questions, please call.

Sincerely yours,
TREADWELL & ROLLO, INC.

Grover Buhr, R
Senior Geologist

34330419.OAK

Attachment

REGISTERED GEOLOGIST
GROVER BUHR
No. 5596
STATE OF CALIFORNIA

Michael P. McGuire, P.E.
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
MICHAEL P. McGUIRE
No. 42565
Exp. 3-31-04
CIVIL
STATE OF CALIFORNIA

Soil Analytical Results

West and East Block "Hot Spots"

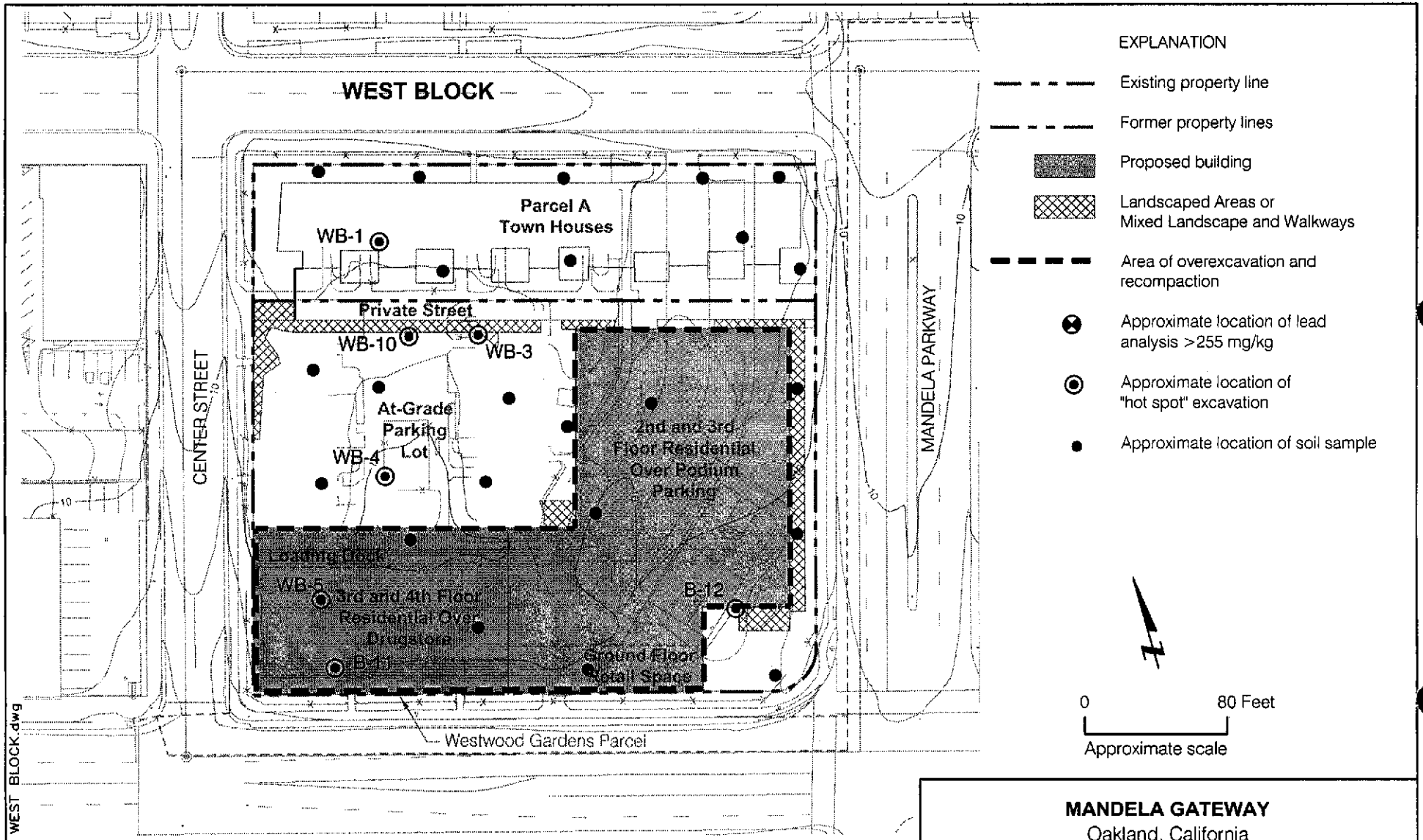
Mandela Gateway

Sample ID	Sample Date	LEAD (Total) mg/kg	TPH-mo mg/kg	Aldrin ug/kg	Dieldrin ug/kg	Endrin* ug/kg	4,4 -DDD ug/kg	4,4 -DDT ug/kg	4,4 -DDE ug/kg	alpha-BHC ug/kg
WB1CS-N1-2.0	4/7/2003	280	--	**19**	**17**	ND	ND	ND	ND	ND
WB1CS-S1-2.0	4/7/2003	64	--	ND	ND	ND	ND	ND	ND	ND
WB1CS-E1-2.0	4/7/2003	4.6	--	**2.8**	ND	ND	ND	ND	ND	ND
WB1CS-W1-2.0	4/7/2003	160	--	ND	ND	ND	ND	**15**	ND	ND
WB1CS-B-3.0	4/7/2003	1.9	--	ND	ND	ND	ND	ND	ND	ND
WB1CS-N2-2.0	4/10/2003	RP	--	**63**	**75**	ND	ND	ND	ND	ND
WB1CS-W2-2.0	4/10/2003	--	--	**13**	**10**	ND	ND	ND	ND	ND
WB1CS-E2-2.0	4/10/2003	--	--	**53**	**25**	ND	ND	ND	ND	ND
WB5CS-N1-2.5	4/7/2003	10	--	ND	ND	ND	ND	ND	ND	ND
WB5CS-S1-2.5	4/7/2003	11	--	**45**	**18**	ND	ND	ND	ND	ND
WB5CS-E1-2.5	4/7/2003	22	--	**240**	**230**	ND	ND	ND	ND	ND
WB5CS-W1-2.5	4/7/2003	23	--	**370**	**160**	ND	ND	ND	ND	ND
WB5CS-B-3.0	4/7/2003	43	--	**26**	**13**	ND	ND	ND	ND	ND
WB5CS-E2-2.5	4/10/2003	--	--	ND	ND	ND	ND	ND	ND	ND
WB5CS-W2-2.5	4/10/2003	--	--	ND	ND	ND	ND	ND	ND	ND
WB5CS-S2-2.5	4/10/2003	--	--	ND	ND	ND	ND	ND	ND	ND
WB5CS-B-4.5	4/10/2003	--	--	**610**	**230**	ND	ND	ND	ND	ND
WB3CS-B-1.5	4/7/2003	1.6	--	**3.4**	ND	ND	ND	ND	ND	ND
WB3CS-B-2.5	4/10/2003	--	--	**18**	ND	ND	ND	ND	ND	ND
WB10CS-B-1.5	4/7/2003	1.6	--	ND	ND	ND	ND	ND	ND	ND
B11CS-N1-0.5	4/7/2003	23	--	ND	ND	ND	ND	ND	ND	ND
B11CS-S1-0.5	4/7/2003	82	--	ND	ND	ND	ND	ND	ND	ND
B11CS-E1-0.5	4/7/2003	4.2	--	ND	ND	ND	ND	ND	ND	ND
B11CS-W1-0.5	4/7/2003	41	--	ND	ND	ND	ND	ND	ND	ND
B11CS-B-1.0	4/7/2003	2.4	--	ND	ND	ND	ND	ND	ND	ND
EB1CS-N1-1.5	4/7/2003	160	ND	--	--	--	--	--	--	--
EB1CS-S1-1.5	4/7/2003	**580**	160	--	--	--	--	--	--	--
EB1CS-S2-1.5	4/10/2003	RP	--	--	--	--	--	--	--	--
EB1CS-E1-1.5	4/7/2003	240	ND	--	--	--	--	--	--	--
EB1CS-E2-1.5	4/10/2003	RP	--	--	--	--	--	--	--	--
EB1CS-W1-1.5	4/7/2003	**350**	210	--	--	--	--	--	--	--
EB1CS-W2-1.5	4/10/2003	RP	--	--	--	--	--	--	--	--
EB1CS-B-2.0	4/7/2003	120	ND	--	--	--	--	--	--	--
EB9CS-N1-2.5	4/7/2003	26	--	--	--	--	--	--	--	--
EB9CS-S1-2.5	4/7/2003	24	--	--	--	--	--	--	--	--
EB9CS-E1-2.5	4/7/2003	21	--	--	--	--	--	--	--	--
EB9CS-W1-2.5	4/7/2003	26	--	--	--	--	--	--	--	--
EB9CS-B-3.0	4/7/2003	3.3	--	--	--	--	--	--	--	--
PB17CS-N1-2.5	4/7/2003	2.5	--	--	--	--	--	--	--	--
PB17CS-S1-2.5	4/7/2003	5.6	--	--	--	--	--	--	--	--
PB17CS-E1-2.5	4/7/2003	1.9	--	--	--	--	--	--	--	--
PB17CS-W1-2.5	4/7/2003	2.6	--	--	--	--	--	--	--	--
PB17CS-B-3.0	4/7/2003	1.4	--	--	--	--	--	--	--	--
PB19CS-N1-2.5	4/7/2003	29	--	--	--	--	--	--	--	--
PB19CS-S1-2.5	4/7/2003	20	--	--	--	--	--	--	--	--
PB19CS-E1-2.5	4/7/2003	84	--	--	--	--	--	--	--	--
PB19CS-W1-2.5	4/7/2003	1.7	--	--	--	--	--	--	--	--
PB19CS-B-3.0	4/7/2003	5.1	--	--	--	--	--	--	--	--
B3CS-N1-2.5	4/7/2003	1.6	ND	--	--	--	--	--	--	--
B3CS-S1-2.5	4/7/2003	1.5	ND	--	--	--	--	--	--	--
B3CS-E1-2.5	4/7/2003	1.6	ND	--	--	--	--	--	--	--
B3CS-W1-2.5	4/7/2003	1.6	ND	--	--	--	--	--	--	--
B3CS-B-3.0	4/7/2003	190	ND	--	--	--	--	--	--	--
B12CS-N1-1.0	4/10/2003	RP	--	ND	ND	ND	ND	ND	ND	ND
B12CS-S1-1.0	4/10/2003	RP	--	ND	ND	ND	ND	ND	ND	ND
B12CS-E1-1.0	4/10/2003	RP	--	ND	ND	**11**	ND	**81**	**55**	ND
B12CS-W1-1.0	4/10/2003	RP	--	ND	ND	ND	ND	ND	ND	ND
B12CS-B-1.5	4/10/2003	RP	--	ND	ND	ND	ND	**4.2**	**2.7**	ND

Results in units at top: mg/kg - milligrams per kilogram; ug kg - micrograms per kilogram; > 1.0 - Not detected at detection limit given; nd - not detected, detection limit varies; -- Not analyzed

TPH-mo - Total Petroleum Hydrocarbons quantified as TPH-motor oil.

RP - Results Pending



343304_SOIL REMOVAL WEST BLOCK.dwg

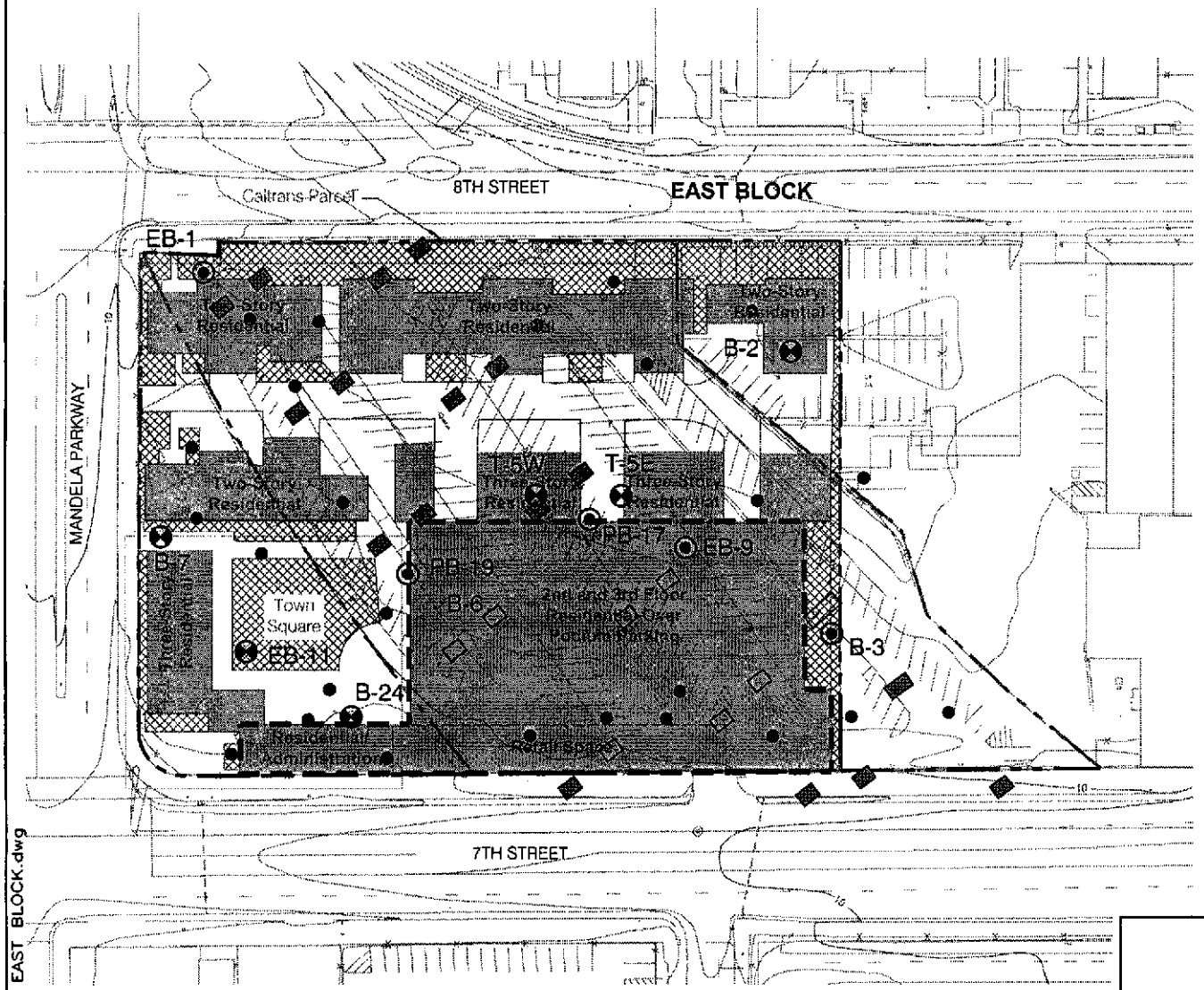
Reference: 1. DK Associates, "Topographic Survey - Mandela Gateway", May 30, 2002.
2. Site plan prepared by Michael Willis Architects, dated 11 July 2002.

MANDELA GATEWAY
Oakland, California

SOIL REMOVAL, WEST BLOCK

Date 04/15/03	Project No. 3433.04	Figure 1

Treadwell&Rollo



EXPLANATION

- Existing property line
- Former property lines
- Proposed building
- Landscaped Areas or Mixed Landscape and Walkways
- Area of overexcavation and recompaction
- Approximate location of former pile cap for Caltrans Cypress viaduct that has been excavated up to 4-5 feet
- Approximate location of former pile cap that has been excavated up to 10 feet
- Approximate location of lead analysis >255 mg/kg
- Approximate location of "hot spot" excavation
- Approximate location of soil sample

0 100 Feet

Approximate scale

Reference: 1. DK Associates, "Topographic Survey - Mandela Gateway", May 30, 2002.
2. Site plan prepared by Michael Willis Architects, dated 11 July 2002.

343304_SOIL REMOVAL EAST BLOCK.dwg

MANDELA GATEWAY
Oakland, California

SOIL REMOVAL, EAST BLOCK

Date 04/15/03	Project No. 3433.04	Figure 2

Treadwell&Rollo

Treadwell&Rollo

16 April 2003
Project No. 3433.04

Mr. Barney Chan
Alameda Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Additional Soil Management Issues
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway
Oakland, California

Dear Mr. Chan:

In our telephone discussion on Monday 14 April 2003 and in our meeting with you yesterday morning, we discussed several issues regarding soil management that were addressed in the Treadwell & Rollo *Soil Management and Removal Plan, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* (SMRP), dated 24 March 2003, and *Addendum to Soil Management and Removal Plan, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* (SMRP Addendum), dated 11 April 2003. In those discussions:

1. You requested a clear statement, signed by registered professionals, that the procedures defined in those documents, when implemented, will be protective of human health and the environment for the proposed redevelopment. Specifically, that in areas in the East Block to be capped beneath building slabs or pavement (i.e., the "cap") and where lead concentrations in soil greater than 255 milligrams per kilogram (mg/kg) might be left in place, the existence of the cap would prevent any significant complete exposure pathways to future site users associated with the proposed redevelopment and that a deed restriction will prevent future uncontrolled disturbance of the cap.
2. You requested location and chemical data regarding the chemical "hot spots" that we have excavated and are in the process of excavating at the site.
3. You requested a cost estimate for removing all soil in the East Block that contains lead at concentrations greater than 255 mg/kg.
4. You requested clarification regarding the statistical analysis of sampling results in the SMRP Addendum. Specifically, you questioned the statistical propriety of not including chemical analyses of soil that has already been removed from the site.
5. You requested clarification regarding the cleanup levels and their relationship to the Regional Water Quality Control Board's (RWQCB) Risk-Based Screening Levels.

Treadwell & Rollo, Inc. *Environmental & Geotechnical Consultants*
501 14th Street, Third Floor, Oakland, CA 94612
Telephone (510) 874-4500 Facsimile (510) 874-4507

Cost of Soil Disposal

In the SMRP and SMRP Addendum, soil to be excavated and disposed off site includes soil from the hot spot excavations and the upper 1.5 feet of soil in Parcel A of the West Block. Approximately 100 cy has been excavated for "hot spots" throughout the site. The removal of the contaminated soil in Parcel A will generate approximately 1,200 cy . An approximate 350 cy still stockpiled on site from pile cap excavations in the East Block will require off site disposal as hazardous waste (see above), in addition to the approximately 700 cy of soil that has already been disposed off site at a Class I facility. If these soil volumes (approximately 2,350 cy) for off-site disposal prove to be characterized as hazardous waste, the cost for off-site disposal already committed to in the SMRP and SMRP Addendum will be approximately $310,000.

Remaining areas where lead or TPH-mo exceed remedial target levels, but will be capped in place, include the areas shown in Figure 2 around the borings B-7, B-24, T-5W, T-5E, and B-2. In addition, areas that will be capped with buildings or pavement where soil may be found to contain lead greater than the remedial target level include the roadway and buildings in the northern part of the East Block, the Podium Area, and building and paved areas in the J&A Trucking Parcel. We estimate the potential soil volumes with lead exceeding the remedial target level in these areas may be as much as 6,400 cy, resulting in a total cost (including costs already committed) for disposal of hazardous waste of approximately $1.2 million. We understand from our client that, in light of the substantial removal costs already committed to the project, removal of all soil exceeding remedial target levels is cost prohibitive and could jeopardize this project's financial feasibility .

Statistical Evaluation in SMRP Addendum

The purpose of the statistical analysis in the SMRP Addendum was to evaluate the sufficiency of the sampling data in the Podium Areas. The total number of samples already collected and the proposed sampling frequency for profiling excavated soil for reuse or off-site disposal in the SMRP were evaluated to see if the proposed sampling frequency was sufficient to characterize this soil for making reuse or disposal decisions. The analysis demonstrated that this was so. In the statistical evaluation, we did not use the chemical data from "hot spots" in the Podium Areas because this soil had already been removed from the site. The analysis showed two things: 1) the total of previously collected samples and proposed profiling sampling met the recommended frequencies in the RWQCB memorandum *Characterization and Reuse of Petroleum Hydrocarbon Impacted Soil as Inert Waste* (November 2002); and 2) because the 95% Upper Confidence Limit concentration in the remaining soil was so low, the occurrence of the extremely high lead concentrations in the excavated "hot spots" were truly "outliers" and not reflective of the overall soil character. The exclusion of these "outlier" values was appropriate because the soil was no longer present, the confirmation samples in the "hot spot" areas showed that soil with lead at these concentrations was quite localized, and thus again not representative of the overall soil character.

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Remedial Target Levels

The remedial target levels are based on the following:

1. The lead remedial target level of 255 mg/kg was recommended by you, based on discussion with Roger Brewer of the RWQCB.
2. The remedial target levels for pesticides in the SMRP (Table 1) were developed based on site-specific risk calculations in the Treadwell & Rollo *Human Health Risk Assessment, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* (24 March 2003). The levels calculated for Parcel A, which take into account ingestion of home-grown produce, are less than the residential RBSLs. The levels calculated for the rest of the West Block, which do not take into account ingestion of home-grown produce, were less than the RBSL for Aldrin and more than the RBSL for Dieldrin. To be conservative, we have chosen to remove soil with pesticides greater than the more restrictive Parcel A remedial target levels in all areas of the West Block.
3. The remedial target level for TPH-mo is the surface soil residential-use RBSL of 500 mg/kg.

We hope this letter satisfactorily answers your questions. If you have any additional questions, please call.

Sincerely yours,
TREADWELL & ROLLO, INC.

Grover Buhr, R
Senior Geologist

REGISTERED GEOLOGIST
GROVER BUHR
No. 5596
STATE OF CALIFORNIA

Michael P. McGuire, P.E.
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
MICHAEL P. McGUIRE
No. C061
42565
Exp. 3-31-04
CIVIL
STATE OF CALIFORNIA

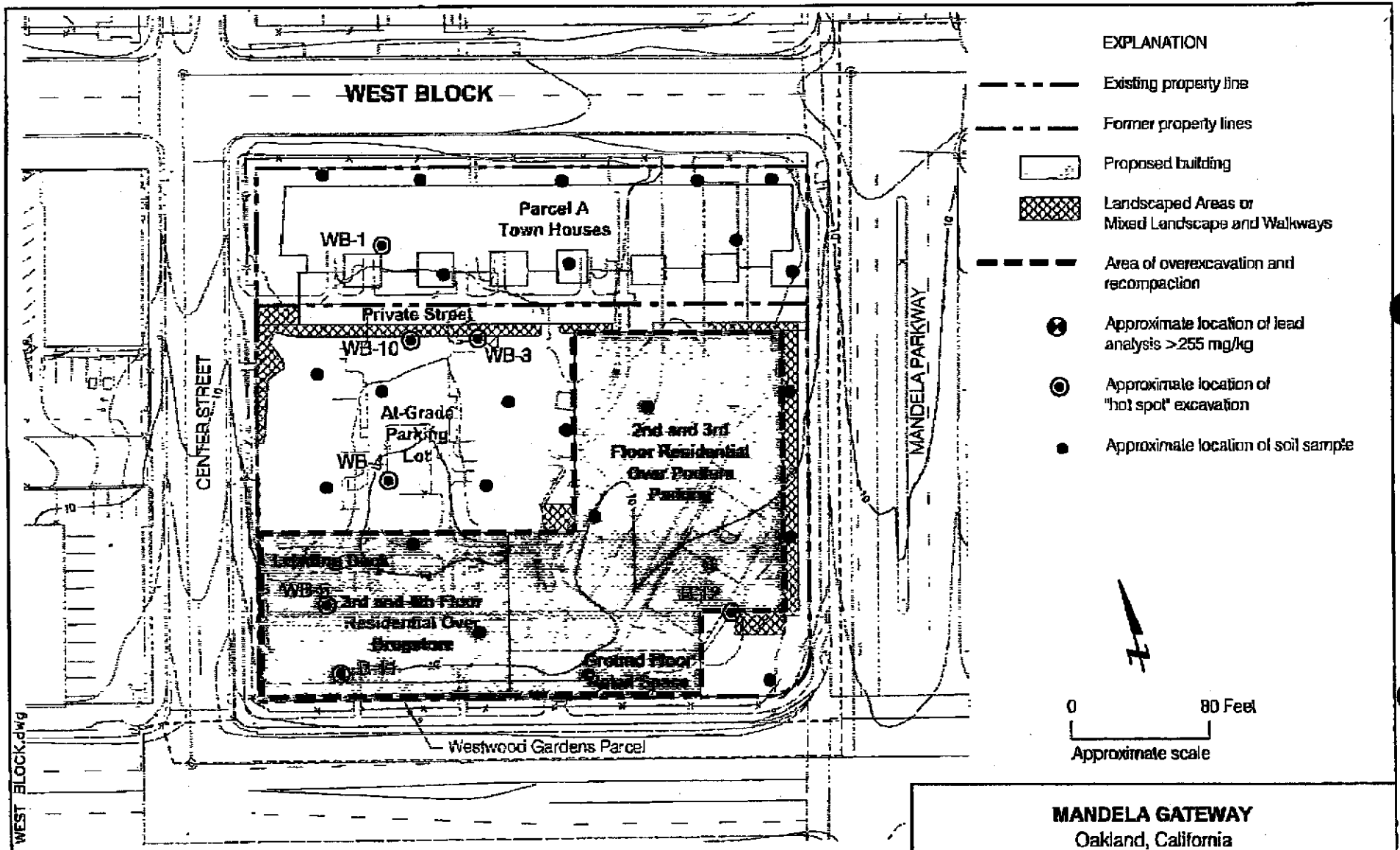
34330419.OAK

Attachment

Soil Analytical Results
West and East Block "Hot Spots"
Mandela Gateway

Sample ID	Sample Date	LEAD (Total) mg/kg	TPH-mo mg/kg	Aldrin ug/kg	Dieldrin ug/kg	Endrin* ug/kg	4,4 -DDD ug/kg	4,4 -DDT ug/kg	4,4 -DDE ug/kg	alpha-BHC ug/kg
WB1CS-N1-2.0	4/7/2003	280	--	19	17	ND	ND	ND	ND	ND
WB1CS-S1-2.0	4/7/2003	64	--	ND	ND	ND	ND	ND	ND	ND
WB1CS-E1-2.0	4/7/2003	4.6	--	2.8	ND	ND	ND	ND	ND	ND
WB1CS-W1-2.0	4/7/2003	160	--	ND	ND	ND	ND	15	ND	ND
WB1CS-B-3.0	4/7/2003	1.9	--	ND	ND	ND	ND	ND	ND	ND
WB1CS-N2-2.0	4/10/2003	RP	--	63	75	ND	ND	ND	ND	ND
WB1CS-W2-2.0	4/10/2003	--	--	13	10	ND	ND	ND	ND	ND
WB1CS-B2-2.0	4/10/2003	--	--	53	25	ND	ND	ND	ND	ND
WB5CS-N1-2.5	4/7/2003	10	--	ND	ND	ND	ND	ND	ND	ND
WB5CS-S1-2.5	4/7/2003	11	--	45	18	ND	ND	ND	ND	ND
WB5CS-E1-2.5	4/7/2003	22	--	240	230	ND	ND	ND	ND	ND
WB5CS-W1-2.5	4/7/2003	23	--	370	160	ND	ND	ND	ND	ND
WB5CS-B-3.0	4/7/2003	43	--	26	13	ND	ND	ND	ND	ND
WB5CS-B2-2.5	4/10/2003	--	--	ND	ND	ND	ND	ND	ND	ND
WB5CS-W2-2.5	4/10/2003	--	--	ND	ND	ND	ND	ND	ND	ND
WB5CS-S2-2.5	4/10/2003	--	--	ND	ND	ND	ND	ND	ND	ND
WB5CS-B-4.5	4/10/2003	--	--	610	230	ND	ND	ND	ND	ND
WB3CS-B-1.5	4/7/2003	1.6	--	3.4	ND	ND	ND	ND	ND	ND
WB3CS-B-2.5	4/10/2003	--	--	18	ND	ND	ND	ND	ND	ND
WB10CS-B-1.5	4/7/2003	1.6	--	ND	ND	ND	ND	ND	ND	ND
B11CS-N1-0.5	4/7/2003	23	--	ND	ND	ND	ND	ND	ND	ND
B11CS-S1-0.5	4/7/2003	82	--	ND	ND	ND	ND	ND	ND	ND
B11CS-E1-0.5	4/7/2003	4.2	--	ND	ND	ND	ND	ND	ND	ND
B11CS-W1-0.5	4/7/2003	41	--	ND	ND	ND	ND	ND	ND	ND
B11CS-B-1.0	4/7/2003	2.4	--	ND	ND	ND	ND	ND	ND	ND
EB1CS-N1-1.5	4/7/2003	160	ND	--	--	--	--	--	--	--
EB1CS-S1-1.5	4/7/2003	580	160	--	--	--	--	--	--	--
EB1CS-S2-1.5	4/10/2003	RP	--	--	--	--	--	--	--	--
EB1CS-E1-1.5	4/7/2003	240	ND	--	--	--	--	--	--	--
EB1CS-E2-1.5	4/10/2003	RP	--	--	--	--	--	--	--	--
EB1CS-W1-1.5	4/7/2003	350	210	--	--	--	--	--	--	--
EB1CS-W2-1.5	4/10/2003	RP	--	--	--	--	--	--	--	--
EB1CS-B-2.0	4/7/2003	120	ND	--	--	--	--	--	--	--
EB9CS-N1-2.5	4/7/2003	26	--	--	--	--	--	--	--	--
EB9CS-S1-2.5	4/7/2003	24	--	--	--	--	--	--	--	--
EB9CS-E1-2.5	4/7/2003	21	--	--	--	--	--	--	--	--
EB9CS-W1-2.5	4/7/2003	26	--	--	--	--	--	--	--	--
EB9CS-B-3.0	4/7/2003	3.3	--	--	--	--	--	--	--	--
PB17CS-N1-2.5	4/7/2003	2.5	--	--	--	--	--	--	--	--
PB17CS-S1-2.5	4/7/2003	5.6	--	--	--	--	--	--	--	--
PB17CS-E1-2.5	4/7/2003	1.9	--	--	--	--	--	--	--	--
PB17CS-W1-2.5	4/7/2003	2.6	--	--	--	--	--	--	--	--
PB17CS-B-3.0	4/7/2003	1.4	--	--	--	--	--	--	--	--
PB19CS-N1-2.5	4/7/2003	29	--	--	--	--	--	--	--	--
PB19CS-S1-2.5	4/7/2003	20	--	--	--	--	--	--	--	--
PB19CS-E1-2.5	4/7/2003	84	--	--	--	--	--	--	--	--
PB19CS-W1-2.5	4/7/2003	1.7	--	--	--	--	--	--	--	--
PB19CS-B-3.0	4/7/2003	3.1	--	--	--	--	--	--	--	--
B3CS-N1-2.5	4/7/2003	1.6	ND	--	--	--	--	--	--	--
B3CS-S1-2.5	4/7/2003	1.5	ND	--	--	--	--	--	--	--
B3CS-E1-2.5	4/7/2003	1.6	ND	--	--	--	--	--	--	--
B3CS-W1-2.5	4/7/2003	1.6	ND	--	--	--	--	--	--	--
B3CS-B-3.0	4/7/2003	190	ND	--	--	--	--	--	--	--
B12CS-N1-1.0	4/10/2003	RP	--	ND	ND	ND	ND	ND	ND	ND
B12CS-S1-1.0	4/10/2003	RP	--	ND	ND	ND	ND	ND	ND	ND
B12CS-E1-1.0	4/10/2003	RP	--	ND	ND	11	ND	81	55	ND
B12CS-W1-1.0	4/10/2003	RP	--	ND	ND	ND	ND	ND	ND	ND
B12CS-B-1.5	4/10/2003	RP	--	ND	ND	ND	ND	4.2	2.7	ND

Results in units at top: mg/kg - milligrams per kilogram; ug kg - micrograms per kilogram; > 1.0 - Not detected at detection limit given; nd - not detected, detection limit varies; -- Not analyzed
TPH-mo - Total Petroleum Hydrocarbons quantified as TPH-motor oil.
RP - Results Pending



343304_SOIL REMOVAL WEST BLOCK.dwg

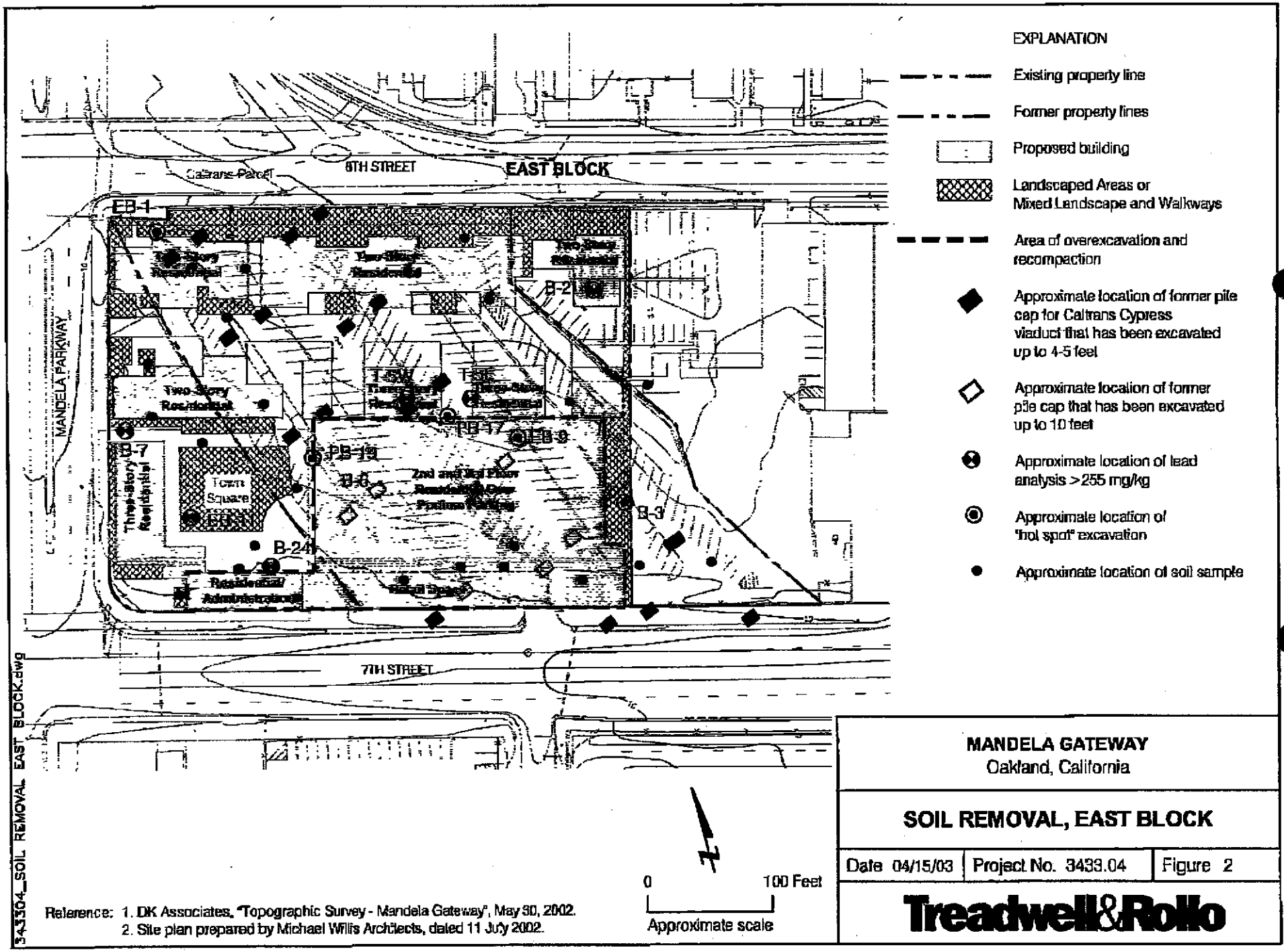
Reference: 1. DK Associates, "Topographic Survey - Mandela Gateway", May 30, 2002.
2. Site plan prepared by Michael Willis Architects, dated 11 July 2002.

MANDELA GATEWAY
Oakland, California

SOIL REMOVAL, WEST BLOCK

Date 04/15/03	Project No. 3433.04	Figure 1

Treadwell&Rollo



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MANDELA GATEWAY
Oakland, California

SOIL REMOVAL, EAST BLOCK

Date 04/15/03	Project No. 3433.04	Figure 2

Treadwell&Rollo

343304_SOIL REMOVAL EAST BLOCK.dwg

APR.16.2003 4:37PM TREADWELL & ROLLO NO.212 P.8

Treadwell&Rollo
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X 527

FAX TRANSMITTAL

Date: 4/16/03 Send to fax # (510) 337-9335

To: Barney Chan

From: Grover Buhr At Ext: 529

Project name: Mandela Gateway Project number: 343304

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Treadwell&Rollo

16 April 2003
Project No. 3433.04

Mr. Barney Chan
Alameda Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Additional Soil Management Issues
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway
Oakland, California

Dear Mr. Chan:

In our telephone discussion on Monday 14 April 2003 and in our meeting with you yesterday morning, we discussed several issues regarding soil management that were addressed in the Treadwell & Rollo *Soil Management and Removal Plan, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* (SMRP), dated 24 March 2003, and *Addendum to Soil Management and Removal Plan, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* (SMRP Addendum), dated 11 April 2003. In those discussions:

1. You requested a clear statement, signed by registered professionals, that the procedures defined in those documents, when implemented, will be protective of human health and the environment for the proposed redevelopment. Specifically, that in areas in the East Block to be capped beneath building slabs or pavement (i.e., the "cap") and where lead concentrations in soil greater than 255 milligrams per kilogram (mg/kg) might be left in place, the existence of the cap would prevent any significant complete exposure pathways to future site users associated with the proposed redevelopment and that a deed restriction will prevent future uncontrolled disturbance of the cap.
2. You requested location and chemical data regarding the chemical "hot spots" that we have excavated and are in the process of excavating at the site.
3. You requested a cost estimate for removing all soil in the East Block that contains lead at concentrations greater than 255 mg/kg.
4. You requested clarification regarding the statistical analysis of sampling results in the SMRP Addendum. Specifically, you questioned the statistical propriety of not including chemical analyses of soil that has already been removed from the site.
5. You requested clarification regarding the cleanup levels and their relationship to the Regional Water Quality Control Board's (RWQCB) Risk-Based Screening Levels.

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Treadwell&Rollo

Protectiveness of the SMRP Measures

To protect the environment and future users of the site, the SMRP and SMRP Addendum specify: 1) on the West Block, removal of all soil with lead or pesticides exceeding remedial target levels (specified in the SMRP and SMRP Addendum, see below); and 2) on the East Block, removal of soil with lead or Total Petroleum Hydrocarbons quantified as motor oil (TPH-mo) at concentrations exceeding remedial target levels in areas that will be landscaped and capping soil that exceeds remedial target levels in areas that will be paved or covered with a building slab. In addition, a deed restriction will be recorded against the East Block to protect the cap. As specified in the SMRP and SMRP Addendum, we have excavated localized areas of soil with lead, pesticides, or TPH-mo exceeding the remedial target levels ("hot spots") in six locations on the West Block and five locations on the East Block (see below). Several more "hot spot" excavations are planned at the site to complete this removal in the West Block and landscaped areas of the East Block. In addition, we are currently beginning our soil investigation of the former J&A Trucking parcel on the East Block, as specified in the SMRP.

As qualified professionals, we judge that these measures, as defined in the SMRP and SMRP Addendum, will be protective of human health and the environment by removing soil with lead, pesticides or TPH-mo at concentrations exceeding remedial target levels (in the West Block and in landscaped areas of the East Block) or by preventing complete exposure pathways to future site users associated with the planned redevelopment to such impacted soil (in the paved and built areas of the East Block) combined with a deed restriction to prevent future uncontrolled disturbance of the cap.

Excavation of "Hot Spots"

The attached Figures 1 and 2 show the locations of "hot spots" that have been excavated, or are currently being excavated, on the West Block and East Block, respectively. In the West Block, five excavations have been completed and two are currently being performed (WB-1 and WB-4). In the East Block, four excavations have been completed and two are currently being performed (EB-1 and B-3). The results of confirmation samples for these excavations are provided on the attached table.

In addition, Figure 2 shows the location of excavations that have been completed to remove pile caps from the former Cypress Structure freeway in the East Block. These excavations removed soil from over and around the pile caps up to four or five feet below ground surface ("bgs") in northern parts of the site and up to eight to ten feet bgs in the Podium Area. Approximately 1,400 cubic yards (cy) of soil have been removed from these excavations. Of this, approximately 700 cy have already been sent off site as hazardous waste. Of the remaining 700 cy of excavated soil currently stockpiled on site, about half will be sent off site as hazardous waste, while the remainder has tested below the remedial target levels and will be reused in the podium area.

Cost of Soil Disposal

In the SMRP and SMRP Addendum, soil to be excavated and disposed off site includes soil from the hot spot excavations and the upper 1.5 feet of soil in Parcel A of the West Block. Approximately 100 cy has been excavated for "hot spots" throughout the site. The removal of the contaminated soil in Parcel A will generate approximately 1,200 cy . An approximate 350 cy still stockpiled on site from pile cap excavations in the East Block will require off site disposal as hazardous waste (see above), in addition to the approximately 700 cy of soil that has already been disposed off site at a Class I facility. If these soil volumes (approximately 2,350 cy) for off-site disposal prove to be characterized as hazardous waste, the cost for off-site disposal already committed to in the SMRP and SMRP Addendum will be approximately $310,000.

Remaining areas where lead or TPH-mo exceed remedial target levels, but will be capped in place, include the areas shown in Figure 2 around the borings B-7, B-24, T-5W, T-5E, and B-2. In addition, areas that will be capped with buildings or pavement where soil may be found to contain lead greater than the remedial target level include the roadway and buildings in the northern part of the East Block, the Podium Area, and building and paved areas in the J&A Trucking Parcel. We estimate the potential soil volumes with lead exceeding the remedial target level in these areas may be as much as 6,400 cy, resulting in a total cost (including costs already committed) for disposal of hazardous waste of approximately $1.2 million. We understand from our client that, in light of the substantial removal costs already committed to the project, removal of all soil exceeding remedial target levels is cost prohibitive and could jeopardize this project's financial feasibility .

Need better figure

Statistical Evaluation in SMRP Addendum

The purpose of the statistical analysis in the SMRP Addendum was to evaluate the sufficiency of the sampling data in the Podium Areas. The total number of samples already collected and the proposed sampling frequency for profiling excavated soil for reuse or off-site disposal in the SMRP were evaluated to see if the proposed sampling frequency was sufficient to characterize this soil for making reuse or disposal decisions. The analysis demonstrated that this was so. In the statistical evaluation, we did not use the chemical data from "hot spots" in the Podium Areas because this soil had already been removed from the site. The analysis showed two things: 1) the total of previously collected samples and proposed profiling sampling met the recommended frequencies in the RWQCB memorandum *Characterization and Reuse of Petroleum Hydrocarbon Impacted Soil as Inert Waste* (November 2002); and 2) because the 95% Upper Confidence Limit concentration in the remaining soil was so low, the occurrence of the extremely high lead concentrations in the excavated "hot spots" were truly "outliers" and not reflective of the overall soil character. The exclusion of these "outlier" values was appropriate because the soil was no longer present, the confirmation samples in the "hot spot" areas showed that soil with lead at these concentrations was quite localized, and thus again not representative of the overall soil character.

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Remedial Target Levels

The remedial target levels are based on the following:

1. The lead remedial target level of 255 mg/kg was recommended by you, based on discussion with Roger Brewer of the RWQCB.
2. The remedial target levels for pesticides in the SMRP (Table 1) were developed based on site-specific risk calculations in the Treadwell & Rollo *Human Health Risk Assessment, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* (24 March 2003). The levels calculated for Parcel A, which take into account ingestion of home-grown produce, are less than the residential RBSLs. The levels calculated for the rest of the West Block, which do not take into account ingestion of home-grown produce, were less than the RBSL for Aldrin and more than the RBSL for Dieldrin. To be conservative, we have chosen to remove soil with pesticides greater than the more restrictive Parcel A remedial target levels in all areas of the West Block.
3. The remedial target level for TPH-mo is the surface soil residential-use RBSL of 500 mg/kg.

We hope this letter satisfactorily answers your questions. If you have any additional questions, please call.

Sincerely yours,
TREADWELL & ROLLO, INC.

Grover Buhr, R.G.
Senior Geologist

REGISTERED GEOLOGIST
GROVER BUHR
No. 5596
STATE OF CALIFORNIA

34330419.OAK

Attachment

Michael P. McGuire, P.E.
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
MICHAEL P. McGUIRE
No. 42565
Exp. 3-31-04
CIVIL
STATE OF CALIFORNIA

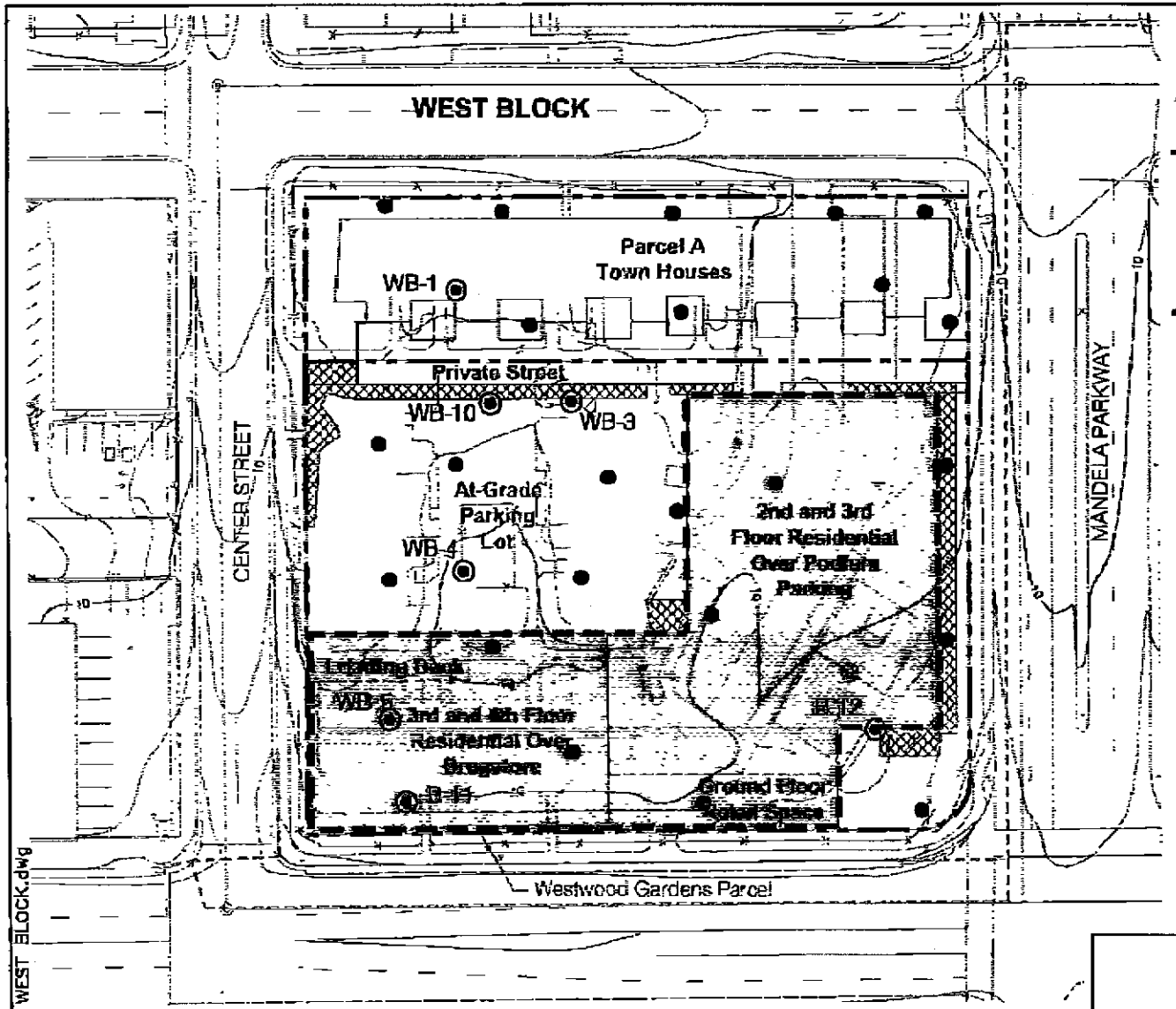
Soil Analytical Results
West and East Block "Hot Spots"
Mandela Gateway

Sample ID	Sample Date	LEAD (Total) mg/kg	TPH-mo mg/kg	Aldrin ug/kg	Dieldrin ug/kg	Endrin* ug/kg	4,4 -DDD ug/kg	4,4 -DDT ug/kg	4,4 -DDE ug/kg	alpha-BHC ug/kg
WB1CS-N1-2.0	4/7/2003	280	--	19	17	ND	ND	ND	ND	ND
WB1CS-S1-2.0	4/7/2003	64	--	ND	ND	ND	ND	ND	ND	ND
WB1CS-E1-2.0	4/7/2003	4.6	--	2.8	ND	ND	ND	ND	ND	ND
WB1CS-W1-2.0	4/7/2003	160	--	ND	ND	ND	ND	15	ND	ND
WB1CS-B-3.0	4/7/2003	1.9	--	ND	ND	ND	ND	ND	ND	ND
WB1CS-N2-2.0	4/10/2003	RP	--	63	75	ND	ND	ND	ND	ND
WB1CS-W2-2.0	4/10/2003	--	--	13	10	ND	ND	ND	ND	ND
WB1CS-E2-2.0	4/10/2003	--	--	53	25	ND	ND	ND	ND	ND
WB5CS-N1-2.5	4/7/2003	10	--	ND	ND	ND	ND	ND	ND	ND
WB5CS-S1-2.5	4/7/2003	11	--	45	18	ND	ND	ND	ND	ND
WB5CS-E1-2.5	4/7/2003	22	--	240	230	ND	ND	ND	ND	ND
WB5CS-W1-2.5	4/7/2003	23	--	370	160	ND	ND	ND	ND	ND
WB5CS-B-3.0	4/7/2003	43	--	26	13	ND	ND	ND	ND	ND
WB5CS-E2-2.5	4/10/2003	--	--	ND	ND	ND	ND	ND	ND	ND
WB5CS-W2-2.5	4/10/2003	--	--	ND	ND	ND	ND	ND	ND	ND
WB5CS-S2-2.5	4/10/2003	--	--	ND	ND	ND	ND	ND	ND	ND
WB5CS-B-4.5	4/10/2003	--	--	610	230	ND	ND	ND	ND	ND
WB3CS-B-1.5	4/7/2003	1.6	--	3.4	ND	ND	ND	ND	ND	ND
WB3CS-B-2.5	4/10/2003	--	--	18	ND	ND	ND	ND	ND	ND
WB10CS-B-1.5	4/7/2003	1.6	--	ND	ND	ND	ND	ND	ND	ND
B11CS-N1-0.5	4/7/2003	23	--	ND	ND	ND	ND	ND	ND	ND
B11CS-S1-0.5	4/7/2003	82	--	ND	ND	ND	ND	ND	ND	ND
B11CS-E1-0.5	4/7/2003	4.2	--	ND	ND	ND	ND	ND	ND	ND
B11CS-W1-0.5	4/7/2003	41	--	ND	ND	ND	ND	ND	ND	ND
B11CS-B-1.0	4/7/2003	2.4	--	ND	ND	ND	ND	ND	ND	ND
EB1CS-N1-1.5	4/7/2003	160	ND	--	--	--	--	--	--	--
EB1CS-S1-1.5	4/7/2003	580	160	--	--	--	--	--	--	--
EB1CS-S2-1.5	4/10/2003	RP	--	--	--	--	--	--	--	--
EB1CS-E1-1.5	4/7/2003	240	ND	--	--	--	--	--	--	--
EB1CS-E2-1.5	4/10/2003	RP	--	--	--	--	--	--	--	--
EB1CS-W1-1.5	4/7/2003	350	210	--	--	--	--	--	--	--
EB1CS-W2-1.5	4/10/2003	RP	--	--	--	--	--	--	--	--
EB1CS-B-2.0	4/7/2003	120	ND	--	--	--	--	--	--	--
EB9CS-N1-2.5	4/7/2003	26	--	--	--	--	--	--	--	--
EB9CS-S1-2.5	4/7/2003	24	--	--	--	--	--	--	--	--
EB9CS-E1-2.5	4/7/2003	21	--	--	--	--	--	--	--	--
EB9CS-W1-2.5	4/7/2003	26	--	--	--	--	--	--	--	--
EB9CS-B-3.0	4/7/2003	3.3	--	--	--	--	--	--	--	--
PB17CS-N1-2.5	4/7/2003	2.5	--	--	--	--	--	--	--	--
PB17CS-S1-2.5	4/7/2003	5.6	--	--	--	--	--	--	--	--
PB17CS-E1-2.5	4/7/2003	1.9	--	--	--	--	--	--	--	--
PB17CS-W1-2.5	4/7/2003	2.6	--	--	--	--	--	--	--	--
PB17CS-B-3.0	4/7/2003	1.4	--	--	--	--	--	--	--	--
PB19CS-N1-2.5	4/7/2003	29	--	--	--	--	--	--	--	--
PB19CS-S1-2.5	4/7/2003	20	--	--	--	--	--	--	--	--
PB19CS-E1-2.5	4/7/2003	84	--	--	--	--	--	--	--	--
PB19CS-W1-2.5	4/7/2003	1.7	--	--	--	--	--	--	--	--
PB19CS-B-3.0	4/7/2003	5.1	--	--	--	--	--	--	--	--
B3CS-N1-2.5	4/7/2003	1.6	ND	--	--	--	--	--	--	--
B3CS-S1-2.5	4/7/2003	1.5	ND	--	--	--	--	--	--	--
B3CS-E1-2.5	4/7/2003	1.6	ND	--	--	--	--	--	--	--
B3CS-W1-2.5	4/7/2003	1.6	ND	--	--	--	--	--	--	--
B3CS-B-3.0	4/7/2003	190	ND	--	--	--	--	--	--	--
B12CS-N1-1.0	4/10/2003	RP	--	ND	ND	ND	ND	ND	ND	ND
B12CS-S1-1.0	4/10/2003	RP	--	ND	ND	ND	ND	ND	ND	ND
B12CS-E1-1.0	4/10/2003	RP	--	ND	ND	11	ND	81	55	ND
B12CS-W1-1.0	4/10/2003	RP	--	ND	ND	ND	ND	ND	ND	ND
B12CS-B-1.5	4/10/2003	RP	--	ND	ND	ND	ND	4.2	2.7	ND

Results in units at top: mg/kg - milligrams per kilogram; ug kg - micrograms per kilogram; > 1.0 - Not detected at detection limit given; nd - not detected, detection limit varies; -- Not analyzed

TPH-mo - Total Petroleum Hydrocarbons quantified as TPH-motor oil.

RP - Results Pending



EXPLANATION

- Existing property line
- Former property lines
- Proposed building
- Landscaped Areas or Mixed Landscape and Walkways
- Area of overexcavation and recompaction
- Approximate location of lead analysis >255 mg/kg
- Approximate location of "hot spot" excavation
- Approximate location of soil sample

0 80 Feet

Approximate scale

343304_SOIL REMOVAL WEST BLOCK.dwg

Reference: 1. DK Associates, "Topographic Survey - Mandela Gateway", May 30, 2002.
2. Site plan prepared by Michael Willis Architects, dated 11 July 2002.

MANDELA GATEWAY
Oakland, California

SOIL REMOVAL, WEST BLOCK

Date 04/15/03	Project No. 3433.04	Figure 1

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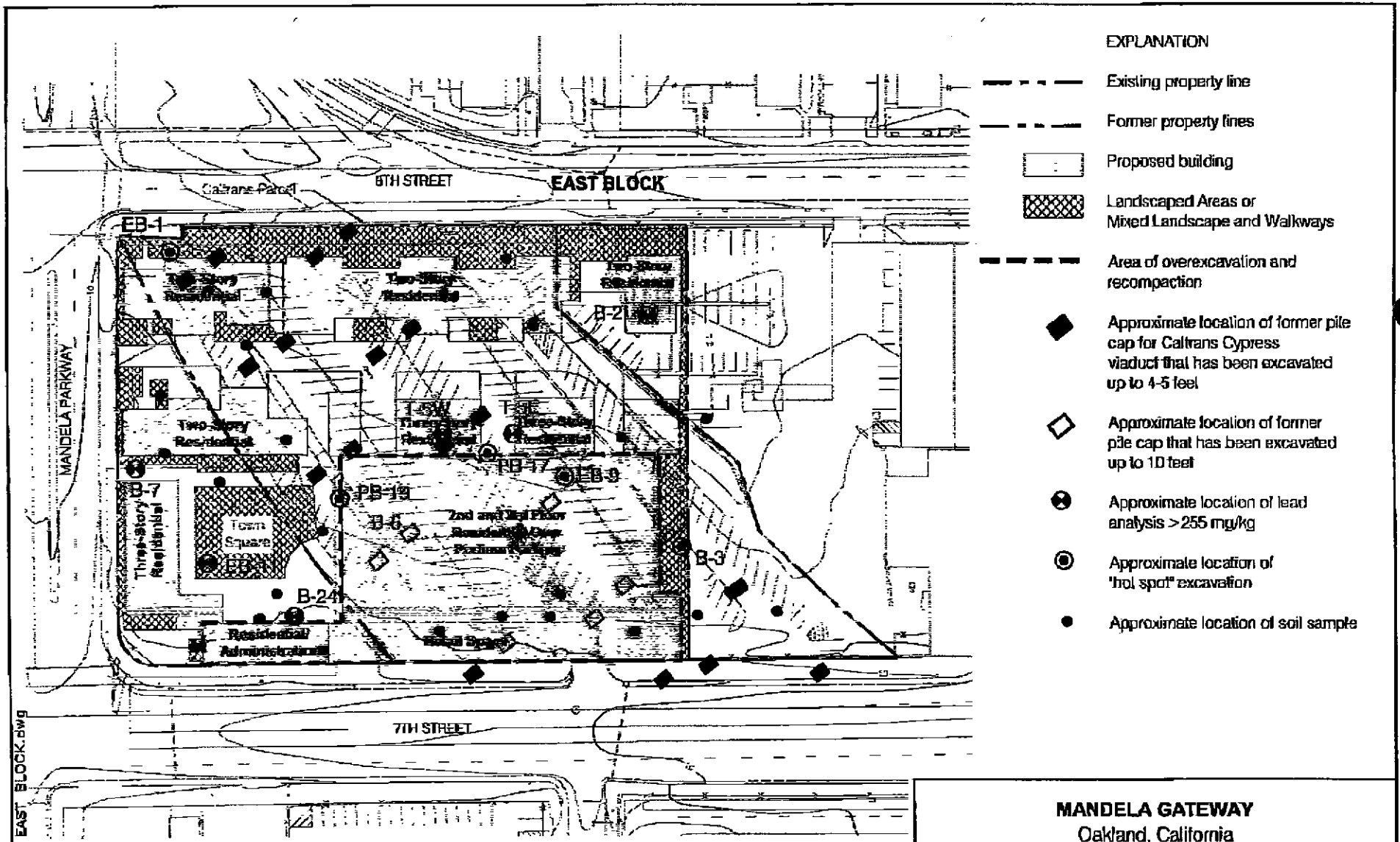

Reference: 1. DK Associates, "Topographic Survey - Mandela Gateway", May 30, 2002.
2. Site plan prepared by Michael Willis Architects, dated 11 July 2002.

MANDELA GATEWAY
Oakland, California

SOIL REMOVAL, EAST BLOCK

Date 04/15/03	Project No. 3433.04	Figure 2

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3433\04_SOIL REMOVAL EAST BLOCK.dwg

Treadwell&Rollo
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Oakland, California 94612
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FAX TRANSMITTAL

Date: 11 April 2003 Send to fax # 510-337-9335

To: Barney Chan At: Alameda County Health Care Services Agency

From: Grover S. Buhr At Ext: 529

Project name: Mandela Gateway Redevelopment Site Project number: 3433.04

Number of pages, including this cover: 7

Notes:

This document will also be mailed to you: ☒ Yes ☐ No

Should you encounter any difficulties with this fax, please call 510/874-4500

Treadwell&Rollo

11 April 2003
Project No. 3433.04

Mr. Barney Chan
Alameda Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Addendum to Soil Management and Removal Plan
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway
Oakland, California

Dear Mr. Chan:

This letter serves as an Addendum to the Treadwell & Rollo *Soil Management and Removal Plan, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* (SMRP), dated 24 March 2003. The Addendum is based on your request of 6 April 2003 that the SMRP be amended to:

- apply an unrestricted residential use target level for lead of 255 mg/kg (the California Department of Toxic Substances Control (DTSC) value for new school sites in California), instead of the 261 mg/kg value calculated by us for this site as being protective of human health for unrestricted-use residential units constructed at grade and with an assumed ingestion pathway of home-grown vegetables;

- excavate "hot spot" areas at sampling locations B-11 and WB-5 in the West Block and B-6, PB-17, B-3, PB-19, and EB-9 in the East Block; and

- amend the sampling protocol (for soils proposed for excavation and reuse at the site) to reflect the frequency of sampling specified in the Regional Water Quality Control Board (RWQCB) internal memo *Characterization and Reuse of Petroleum Hydrocarbon Impacted Soil as Inert Waste* (November 2002).

In accordance with your request, we shall use the DTSC default lead value of 255 mg/kg for unrestricted land use, including landscaped areas. With respect to your request for "hot spot" removal, we are completing the "hot spot" removal at this time. With respect to your request for

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an alternative sampling protocol, we believe that the sampling protocols presented in the SMRP are appropriate for the assessment and management of soils to be excavated at the site, for the reasons discussed in the remainder of this Addendum. We respectfully request your concurrence with our use of the soil sampling protocols as currently set forth in the SMRP.

To build the podium structures at the site, soil will be excavated, a geotextile fabric placed on the floor of the excavation, and the soil replaced in the excavation and recompacted. This excavation and reuse is being performed for geotechnical reasons based on foundation design. As stated in Section 7.0 of the SMRP, excavated soils that are determined to be hazardous waste or that otherwise contain lead at levels exceeding 350 mg/kg shall be managed as hazardous waste and disposed off-site at an appropriately-licensed disposal facility. In the SMRP, we proposed sampling the excavated soil for profiling by collecting one four-point composite sample per 500 cubic yards (cy) of excavated soil.

During our telephone discussion on 2 April 2003, you stated your preference for a sampling protocol based on the RWQCB internal memo *Characterization and Reuse of Petroleum Hydrocarbon Impacted Soil as Inert Waste* (November 2002). Specifically, you requested that shallow soil in the podium areas (less than two feet below ground surface (bgs) in the West Block and less than three feet bgs in the East Block) should be sampled at a frequency of one sample per 25 cy of excavated soil. For deeper soil in the podium areas (greater than two feet bgs in the West Block and three feet bgs in the East Block), you requested that soil be sampled at a frequency of one sample per 100 cy of excavated soil. You stated that previous samples collected could count in the sample totals for purposes of determining the sampling frequency.

As we discussed with you on the telephone on 8 April 2003, we believe that the sampling protocols currently described in the SMRP are appropriate for the assessment and management of soils to be excavated at the site. As described below, we have compared the sampling protocol described in the SMRP with the frequency of sampling described in the RWQCB memo, and with the U.S. Environmental Protection Agency's *Test Methods for Evaluating Solid Waste* (Office of Solid Waste and Emergency Response, SW-846, November 1986). This comparison demonstrates that the requested change in the frequency of sampling is unnecessary for the following reasons.

1. In the podium area of the West Block, we have already collected 25 samples at various depths in 10 locations. The volume of soil to be excavated and reused for the podium structure is not expected to exceed 5,200 cy. This represents a minimum sampling frequency of one sample per 208 cy. We have also agreed to and have now performed excavation of areas with relatively high lead and pesticide concentrations ("hot spots") at your request. In the podium area, these "hot spot" excavations have removed soil from the two locations where lead and pesticide health-risk cleanup goals were exceeded. At each location, we have collected five confirmation samples. (Per Section 7.7 of the

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SMRP, the owner will provide a third-party report certifying that soil management activities followed the procedures outlined in the SMRP. A description of all mitigation activities taken during construction, including the "hot spot" removal activities, will be included in this report.) If we consider these discrete samples as two sampling points (rather than ten, because of the proximity of samples in each group of five), our frequency for sampling in the podium area becomes one sample per 193 cy. With the addition of samples collected for each 500 cy as per the current SMRP sampling protocol, the sampling frequency would then be equal to one sample per 140 cy.

For stockpiles greater than 1,000 cy, but less than 10,000 cy, the RWQCB memo calls for 25 samples plus one sample for every additional 500 cy in excess of 1,000 cy. For 5,200 cy, this results in 25 samples plus 8 samples, or 33 samples in total, for a recommended sampling frequency of one sample per 157 cy. Therefore, with the necessary profiling described above, we will have exceeded the RWQCB's recommended sampling frequency.

2. In the podium area of the East Block, we have already collected 24 samples at various depths in 11 locations. The volume of soil to be excavated and reused for the podium structure is not expected to exceed 4,700 cy. The resulting frequency of sampling is, at a minimum, one sample per 195 cy. We have also excavated "hot spots" in four locations within the excavation footprint, removing areas with elevated levels of lead. Considering the five discrete confirmation samples at each location as one sample point, we have collected 28 samples, or one sample per 168 cy. With the addition of profiling samples collected for each 500 cy as per the current SMRP sampling protocol, the sampling frequency will then be equal to one sample per 127 cy. Comparing this with the sampling frequency recommendation in the RWQCB memo (4,700 cy/32 samples, or one sample per 147 cy), the sampling frequency in the East Block also exceeds the RWQCB's recommended sampling frequency.

SB 62 spls

3. The soils in the East Block podium area will be capped by the overlying buildings and pavement, and a deed restriction will be recorded to prevent inappropriate disturbance of the cap. The soils in the West Block podium area will be similarly capped, but no deed restriction will be required as residual soil contamination levels will not exceed applicable remedial target levels. Therefore, there will be no exposure pathway to future site users in such areas. Accordingly, additional samples are not necessary to quantify the environmental risk. Excavated soils in these areas will be profiled according to the protocols set forth in the SMRP.

4. Using the methodology in Section 9 of the U.S. Environmental Protection Agency's SW-846, we have performed a statistical analysis of the lead chemical data from each block, after excavating the hot spots and performing confirmation sampling. This method

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provides statistical analysis methods that apply to any chemical compound, whereas the RWQCB sampling protocol is written specifically for petroleum hydrocarbons. The SW-846 analysis includes selecting the data set and specifying a chemical Target Level, then finding the mean, standard deviation, variance, and T value for the number of samples collected. These values are then used to calculate the number of samples needed to characterize the data set and the 95% Upper Confidence Level (UCL) for the data set.

For the data sets used, we have removed the values originally reported for each "hot spot", because the soil itself has been removed. For the lead SW-846 Target Level, we have used the DTSC value of 255 mg/kg, which is more conservative than the calculated site-specific remedial target level of 367 mg/kg, which would be applicable to the podium areas, as presented in the Treadwell & Rollo *Human Health Risk Assessment, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* prepared for this site and submitted to you on 24 March 2003.

5. The SW-846 analysis is driven by the specified Target Level and its relationship to the data set being used. If most or all of the data set is lower than the Target Level, the number of samples required for adequate characterization is relatively lower. If most or all of the data set is higher than the Target Level, the number of samples required for adequate characterization is relatively higher. The data sets and statistical calculations for the East and West Blocks are shown on the attached table. A review of the data summary for the West and East Blocks clearly indicates that soil lead concentrations are generally lower than the SW-846 Target Level and that adequate samples have been collected to characterize both blocks.

   To further evaluate whether the soil chemistry data sets adequately characterize the site, a 95% UCL was calculated for the soil chemistry data set for each block. The 95% UCL is used to determine the confidence with which you have characterized the data set. If the 95% UCL is above the Target Level, it is an indication that the Target Level may be exceeded in a statistically significant number of samples. If the 95% UCL is below the Target Level, it is an indication, with a high level of confidence, that a statistically significant number of samples will not exceed the Target Level. On the West Block, the 95% UCL is 48 mg/kg (rounded up), and on the East Block the 95% UCL is 162 mg/kg (rounded up). These numbers are well below the DTSC remedial target level of 255 mg/kg, and therefore indicate, with a high level of confidence, that the Target Level is not exceeded on either the East or West Blocks. Therefore, no additional sampling is warranted to characterize the soil chemistry.

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In summary, for the reasons stated above, we believe that the sampling protocols for soils proposed for excavation and reuse at the site, as presented in the SMRP, are appropriate, and request your concurrence with those protocols. If you have any additional questions, please call.

Sincerely yours,
TREADWELL & ROLLO, INC.

Grover Buhr, R.G.
Senior Geologist

Philip G. Smith, R.E.A. II, C.P.G.S.
Vice President

34330417.OAK

Attachment

SAMPLE COUNT STATISTICAL CALCULATIONS
MANDELA GATEWAY REDEVELOPMENT SITE
Oakland, California

WEST BLOCK		
Sample ID	Sample Date	LEAD (Total) mg/kg
B-12-0.5	5/4/02	*210*
B-12-1.5	5/4/02	12
WB-6-1.0	2/18/03	*65*
WB-6-2.5	2/18/03	3.4
WB-6-5.0	2/18/03	2.9
WB-8-0.5	2/18/03	15
WB-8-1.5	2/18/03	2.7
WB-8-5.0	2/18/03	1.7
WB-15-1.0	2/19/03	20
WB-15-2.5	2/19/03	1.9
WB-15-5.0	2/19/03	2.3
WB-16-1.0	2/18/03	11
WB-16-2.5	2/18/03	24
WB-16-5.0	2/18/03	1.3
WB-17-0.5	2/18/03	8.5
WB-17-1.5	2/18/03	29
WB-17-5.0	2/18/03	2.8
WB-18-1.0	2/18/03	45
WB-18-2.5	2/18/03	*100*
WB-18-5.0	2/18/03	11
Mean		28.48
Standard Deviation		49.56777258
Variance (S^2)		*2456.96408*
Count		20
t value		1.316
(t value)^2		1.731856
Target level		255
(RT-Mean)^2		51313.58
Number of Samples		**0.1**
t value - 95%		1.725
95% UCL		47.5943668

EAST BLOCK		
Sample ID	Sample Date	LEAD (Total) mg/kg
B-5-0.5	5/4/02	*130*
B-5-1.5	5/4/02	33
B-5-3.5	5/4/02	5.2
B-23-0.5	8/13/02	48
B-23-1.5	8/13/02	18
B-24-0.5	8/13/02	*520*
B-24-1.5	8/13/02	*62*
EB-4-0.0	2/18/03	*280*
EB-4-1.5	2/18/03	*320*
EB-4-5.0	2/18/03	*4.4*
EB-5-1.0	2/19/03	*81*
EB-5-2.5	2/19/03	2.0
EB-5-5.0	2/19/03	2.4
EB-6-1.0	2/19/03	*170*
EB-6-2.5	2/19/03	21
EB-6-5.0	2/19/03	1.6
EB-10-1.0	2/19/03	5.3
EB-10-2.5	2/19/03	*60*
EB-10-5.0	2/19/03	2.1
PB-18-5	1/8/02	0
PB-18-8	1/8/02	*172*
T-4E-0.5	7/1/02	*180*
T-4E-1.5	7/1/02	*380*
T-4W-0.5	7/1/02	*220*
T-4W-1.5	7/1/02	*140*
Mean		114.32
Standard Deviation		138.8811932
Variance (S^2)		*19287.9858*
Count		25
t value		1.321
(t value)^2		1.745
Target Level		255
(RT-Mean)^2		19790.86
Number of Samples		**1.7**
t value - 95%		1.708
95% UCL		161.7618156

Treadwell&Rollo
Environmental and
Geotechnical Consultants
501 14th Street, 3rd Floor
Oakland, California 94612
Phone: (510) 874-4500
Fax: (510) 874-4507

FAX TRANSMITTAL

Date: 11 April 2003 Send to fax # (510) 337-9335

To: Barney Chan

From: Glenn Leong At Ext: 554

Project name: Mandela Gateway Project number: 3433.04

Number of pages, including this cover: 4

Notes:

Barney,

At the direction of Grover Buhr, attached is Mandela Gateway Associates' recommended draft of the acceptance letter for the Mandela Gateway Redevelopment Site. Grover had to attend a meeting and asked me to forward this letter to you. Please call me or Grover if you have any questions about the letter. We look forward to closing out this issue on Monday. I have also sent a copy of the draft to you by e-mail.

Glenn

This document will also be mailed to you: ☐ Yes ☒ No

Should you encounter any difficulties with this fax, please call 510/874-4500

[ON ALAMEDA COUNTY HEALTH AGENCY LETTERHEAD]

[DATE]

Mandela Gateway Associates
c/o Bridge Housing Corporation
1 Hawthorne Street, Suite 400
San Francisco, CA 94105
Attn: Jesse Wu

Re: Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway
Oakland, California

Dear Mr. Wu:

The Alameda County Health Agency, Department of Environmental Health (the "ACHADEH") has received and reviewed the following documents in connection with the above-referenced project:

- Phase I and Phase II Environmental Site Assessment, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California, prepared by Treadwell & Rollo, dated 2 August 2002;

- Data Summary, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California, prepared by Treadwell & Rollo, dated 10 March 2003;

- Human Health Risk Assessment, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California, prepared by Treadwell & Rollo, dated 24 March 2003 (the "HHRA");

- Soil Management and Removal Plan, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California, prepared by Treadwell & Rollo, dated 24 March 2003 (the "SMRP");

- Memorandum from Grover Buhr (Treadwell & Rollo) to Barney Chan (Alameda County Health Agency) regarding the Mandela Gateway Redevelopment Site, dated 27 March 2003; and

- Addendum to Soil Management and Removal Plan, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California, prepared by Treadwell & Rollo, dated 11 April 2003 (the "SMRP Addendum").

The site is comprised of two city block areas: the block bordered by Seventh Street, Center Street, Eighth Street and Mandela Parkway ("West Block"), and the partial block bordered by Seventh Street, Mandela Parkway and Eighth Street ("East Block").

Plans are to redevelop the site for mixed commercial and residential use, with multi-story at-grade and podium-level structures that will include parking garages, retail space, and residential units. A town square with open space and children play areas will be constructed adjacent to the podium structure in the East Block. The development is divided into two separate phases. Phase 1, the main development, will include the entire East Block property and the southern 70 percent of the West Block (excluding Parcel A) and will start construction in Spring 2003. Phase 2, the northern part of the West Block (Parcel A) will be single-family townhouses, and will be constructed in Fall 2003.

Investigations of the site have revealed elevated concentrations of lead, pesticides, and Total Petroleum Hydrocarbons, quantified as motor oil (TPH-mo) in shallow soils at various locations. In the West Block, lead and pesticides were found in some shallow soil samples at concentrations that exceed calculated remedial target levels for future residential receptors, as set forth in the HHRA, SMRP and SMRP Addendum. In the East Block, lead was detected in shallow soils at concentrations that exceed calculated remedial target levels for future residential receptors, as set forth in the HHRA, SMRP and SMRP Addendum, and TPH-mo was detected in several locations at concentrations greater than the Risk-Based Screening Level (RBSL) developed by the Regional Water Quality Control Board, San Francisco Bay Region (RWQCB).

Groundwater samples collected in the West Block had detectable levels of zinc, toluene and xylenes, but at concentrations well below the RBSLs for these chemicals. Groundwater samples collected in the East Block had detectable levels of nickel, zinc, TPH-as diesel, and 1,2-dichloroethane, but at concentrations well below the RBSLs for these chemicals. No TPH-as gasoline, TPH-mo, or other VOCs or other metals were detected in groundwater samples collected at the site.

To mitigate potential adverse health risks associated with exposure to soils containing elevated levels of lead, pesticides and TPH-mo, Treadwell & Rollo prepared a SMRP and SMRP Addendum (based on comments received from the ACHADEH) to manage and/or remove such soils in connection with the development of the site. In accordance with the SMRP and SMRP Addendum, soil with residual chemicals will either be removed to risk-based levels in several areas of the site, including landscaped areas and the front and backyards of the residential units, or capped by building slabs or pavement in certain areas of the East Block, precluding direct contact with subsurface soils. The SMRP and SMRP Addendum also address the management of on-site soils that are required to be excavated in order to provide adequate bearing support for the podium-level structures in the East and West Blocks. Recompacted soils will consist of either previously-excavated on-site soils that are determined to be re-usable (based on sampling protocols as set forth in the SMRP and SMRP Addendum and the results of hazardous waste characteristic testing) or imported clean fill. Because certain areas within the East Block will be capped by building slabs or pavement, a site maintenance plan will need to be prepared to provide for the long-term maintenance of the building slabs and pavement in such areas of the East Block, and a deed restriction will need to be recorded against the East Block parcel.

In sum, ACHADEH approves the SMRP and SMRP Addendum, and continuance of on-site grading and construction activities in conformance with the SMRP and SMRP Addendum. Further addenda to the SMRP may be required to address any supplemental comments that may be provided by the RWQCB within the next two weeks. In addition, ACHADEH approves Treadwell & Rollo's request, as set forth in the SMRP Addendum, to utilize the sampling protocols for excavated soil, as set forth in the SMRP.

Upon completion of the soil management and removal activities, as required by the SMRP and SMRP Addendum, a final report documenting that such activities have been completed shall be submitted to the ACHADEH for review and approval. Upon completion of the work, as required by the SMRP and SMRP Addendum, and approval by the ACHADEH of such work, no further action (other than the preparation of a site maintenance plan to provide for the long-term maintenance of the building slabs and pavement in the East Block and the recordation of a deed restriction against the East Block parcel) will be required to address environmental conditions at the site.

Should you have any questions, please contact Barney Chan at (510) 567-6765 or _____.

Sincerely,

_____

Treadwell&Rollo
Environmental and Geotechnical Consultants
501 14th Street, Third Floor
Oakland, California 94612
Phone: (510) 874-4500
Fax: (510) 874-4507

FAX TRANSMITTAL

Date: 11 April 2003 Send to fax # 510-337-9335

To: Barney Chan At: Alameda County Health Care Services Agency

From: Grover S. Buhr At Ext: 529

Project name: Mandela Gateway Redevelopment Site Project number: 3433.04

Number of pages, including this cover: 7

Notes:

$$n = \frac{t_{.12}^2 \, s^2}{\Delta^2} \qquad \Delta = RT - \bar{x}$$

$$\frac{(1.316)^2 2457}{(255-285)^2} = \frac{4255}{51302} = .08$$

This document will also be mailed to you: ☒ Yes ☐ No

Should you encounter any difficulties with this fax, please call 510/874-4500

Treadwell&Rollo

11 April 2003
Project No. 3433.04

Mr. Barney Chan
Alameda Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Addendum to Soil Management and Removal Plan
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway
Oakland, California

Dear Mr. Chan:

This letter serves as an Addendum to the Treadwell & Rollo *Soil Management and Removal Plan, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* (SMRP), dated 24 March 2003. The Addendum is based on your request of 6 April 2003 that the SMRP be amended to:

- apply an unrestricted residential use target level for lead of 255 mg/kg (the California Department of Toxic Substances Control (DTSC) value for new school sites in California), instead of the 261 mg/kg value calculated by us for this site as being protective of human health for unrestricted-use residential units constructed at grade and with an assumed ingestion pathway of home-grown vegetables;

- excavate "hot spot" areas at sampling locations B-11 and WB-5 in the West Block and B-6, PB-17, B-3, PB-19, and EB-9 in the East Block; and

- amend the sampling protocol (for soils proposed for excavation and reuse at the site) to reflect the frequency of sampling specified in the Regional Water Quality Control Board (RWQCB) internal memo *Characterization and Reuse of Petroleum Hydrocarbon Impacted Soil as Inert Waste* (November 2002).

In accordance with your request, we shall use the DTSC default lead value of 255 mg/kg for unrestricted land use, including landscaped areas. With respect to your request for "hot spot" removal, we are completing the "hot spot" removal at this time. With respect to your request for

Treadwell & Rollo, Inc. *Environmental & Geotechnical Consultants*
501 14th Street, Third Floor, Oakland, CA 94612
Telephone (510) 874-4500 Facsimile (510) 874-4507

Treadwell&Rollo

an alternative sampling protocol, we believe that the sampling protocols presented in the SMRP are appropriate for the assessment and management of soils to be excavated at the site, for the reasons discussed in the remainder of this Addendum. We respectfully request your concurrence with our use of the soil sampling protocols as currently set forth in the SMRP.

To build the podium structures at the site, soil will be excavated, a geotextile fabric placed on the floor of the excavation, and the soil replaced in the excavation and recompacted. This excavation and reuse is being performed for geotechnical reasons based on foundation design. As stated in Section 7.0 of the SMRP, excavated soils that are determined to be hazardous waste or that otherwise contain lead at levels exceeding 350 mg/kg shall be managed as hazardous waste and disposed off-site at an appropriately-licensed disposal facility. In the SMRP, we proposed sampling the excavated soil for profiling by collecting one four-point composite sample per 500 cubic yards (cy) of excavated soil.

During our telephone discussion on 2 April 2003, you stated your preference for a sampling protocol based on the RWQCB internal memo *Characterization and Reuse of Petroleum Hydrocarbon Impacted Soil as Inert Waste* (November 2002). Specifically, you requested that shallow soil in the podium areas (less than two feet below ground surface (bgs) in the West Block and less than three feet bgs in the East Block) should be sampled at a frequency of one sample per 25 cy of excavated soil. For deeper soil in the podium areas (greater than two feet bgs in the West Block and three feet bgs in the East Block), you requested that soil be sampled at a frequency of one sample per 100 cy of excavated soil. You stated that previous samples collected could count in the sample totals for purposes of determining the sampling frequency.

As we discussed with you on the telephone on 8 April 2003, we believe that the sampling protocols currently described in the SMRP are appropriate for the assessment and management of soils to be excavated at the site. As described below, we have compared the sampling protocol described in the SMRP with the frequency of sampling described in the RWQCB memo, and with the U.S. Environmental Protection Agency's *Test Methods for Evaluating Solid Waste* (Office of Solid Waste and Emergency Response, SW-846, November 1986). This comparison demonstrates that the requested change in the frequency of sampling is unnecessary for the following reasons.

1. In the podium area of the West Block, we have already collected 25 samples at various depths in 10 locations. The volume of soil to be excavated and reused for the podium structure is not expected to exceed 5,200 cy. This represents a minimum sampling frequency of one sample per 208 cy. We have also agreed to and have now performed excavation of areas with relatively high lead and pesticide concentrations ("hot spots") at your request. In the podium area, these "hot spot" excavations have removed soil from the two locations where lead and pesticide health-risk cleanup goals were exceeded. At each location, we have collected five confirmation samples. (Per Section 7.7 of the

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SMRP, the owner will provide a third-party report certifying that soil management activities followed the procedures outlined in the SMRP. A description of all mitigation activities taken during construction, including the "hot spot" removal activities, will be included in this report.) If we consider these discrete samples as two sampling points (rather than ten, because of the proximity of samples in each group of five), our frequency for sampling in the podium area becomes one sample per 193 cy. With the addition of samples collected for each 500 cy as per the current SMRP sampling protocol, the sampling frequency would then be equal to one sample per 140 cy.

For stockpiles greater than 1,000 cy, but less than 10,000 cy, the RWQCB memo calls for 25 samples plus one sample for every additional 500 cy in excess of 1,000 cy. For 5,200 cy, this results in 25 samples plus 8 samples, or 33 samples in total, for a recommended sampling frequency of one sample per 157 cy. Therefore, with the necessary profiling described above, we will have exceeded the RWQCB's recommended sampling frequency.

2. In the podium area of the East Block, we have already collected 24 samples at various depths in 11 locations. The volume of soil to be excavated and reused for the podium structure is not expected to exceed 4,700 cy. The resulting frequency of sampling is, at a minimum, one sample per 195 cy. We have also excavated "hot spots" in four locations within the excavation footprint, removing areas with elevated levels of lead. Considering the five discrete confirmation samples at each location as one sample point, we have collected 28 samples, or one sample per 168 cy. With the addition of profiling samples collected for each 500 cy as per the current SMRP sampling protocol, the sampling frequency will then be equal to one sample per 127 cy. Comparing this with the sampling frequency recommendation in the RWQCB memo (4,700 cy/32 samples, or one sample per 147 cy), the sampling frequency in the East Block also exceeds the RWQCB's recommended sampling frequency.

3. The soils in the East Block podium area will be capped by the overlying buildings and pavement, and a deed restriction will be recorded to prevent inappropriate disturbance of the cap. The soils in the West Block podium area will be similarly capped, but no deed restriction will be required as residual soil contamination levels will not exceed applicable remedial target levels. Therefore, there will be no exposure pathway to future site users in such areas. Accordingly, additional samples are not necessary to quantify the environmental risk. Excavated soils in these areas will be profiled according to the protocols set forth in the SMRP.

4. Using the methodology in Section 9 of the U.S. Environmental Protection Agency's SW-846, we have performed a statistical analysis of the lead chemical data from each block, after excavating the hot spots and performing confirmation sampling. This method

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provides statistical analysis methods that apply to any chemical compound, whereas the RWQCB sampling protocol is written specifically for petroleum hydrocarbons. The SW-846 analysis includes selecting the data set and specifying a chemical Target Level, then finding the mean, standard deviation, variance, and T value for the number of samples collected. These values are then used to calculate the number of samples needed to characterize the data set and the 95% Upper Confidence Level (UCL) for the data set.

For the data sets used, we have removed the values originally reported for each "hot spot", because the soil itself has been removed. For the lead SW-846 Target Level, we have used the DTSC value of 255 mg/kg, which is more conservative than the calculated site-specific remedial target level of 367 mg/kg, which would be applicable to the podium areas, as presented in the Treadwell & Rollo *Human Health Risk Assessment, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California* prepared for this site and submitted to you on 24 March 2003.

5. The SW-846 analysis is driven by the specified Target Level and its relationship to the data set being used. If most or all of the data set is lower than the Target Level, the number of samples required for adequate characterization is relatively lower. If most or all of the data set is higher than the Target Level, the number of samples required for adequate characterization is relatively higher. The data sets and statistical calculations for the East and West Blocks are shown on the attached table. A review of the data summary for the West and East Blocks clearly indicates that soil lead concentrations are generally lower than the SW-846 Target Level and that adequate samples have been collected to characterize both blocks.

   To further evaluate whether the soil chemistry data sets adequately characterize the site, a 95% UCL was calculated for the soil chemistry data set for each block. The 95% UCL is used to determine the confidence with which you have characterized the data set. If the 95% UCL is above the Target Level, it is an indication that the Target Level may be exceeded in a statistically significant number of samples. If the 95% UCL is below the Target Level, it is an indication, with a high level of confidence, that a statistically significant number of samples will not exceed the Target Level. On the West Block, the 95% UCL is 48 mg/kg (rounded up), and on the East Block the 95% UCL is 162 mg/kg (rounded up). These numbers are well below the DTSC remedial target level of 255 mg/kg, and therefore indicate, with a high level of confidence, that the Target Level is not exceeded on either the East or West Blocks. Therefore, no additional sampling is warranted to characterize the soil chemistry.

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In summary, for the reasons stated above, we believe that the sampling protocols for soils proposed for excavation and reuse at the site, as presented in the SMRP, are appropriate, and request your concurrence with those protocols. If you have any additional questions, please call.

Sincerely yours,
TREADWELL & ROLLO, INC.

Grover Buhr, R.G.
Senior Geologist

Philip G. Smith, R.E.A. II, C.P.G.S.
Vice President

34330417.OAK

Attachment

SAMPLE COUNT STATISTICAL CALCULATIONS
MANDELA GATEWAY REDEVELOPMENT SITE
Oakland, California

WEST BLOCK		
Sample ID	Sample Date	LEAD (Total) mg/kg
B-12-0.5	5/4/02	*210*
B-12-1.5	5/4/02	12
WB-6-1.0	2/18/03	*65*
WB-6-2.5	2/18/03	3.4
WB-6-5.0	2/18/03	2.9
WB-8-0.5	2/18/03	15
WB-8-1.5	2/18/03	2.7
WB-8-5.0	2/18/03	1.7
WB-15-1.0	2/19/03	20
WB-15-2.5	2/19/03	1.9
WB-15-5.0	2/19/03	2.3
WB-16-1.0	2/18/03	11
WB-16-2.5	2/18/03	24
WB-16-5.0	2/18/03	1.3
WB-17-0.5	2/18/03	8.5
WB-17-1.5	2/18/03	29
WB-17-5.0	2/18/03	2.8
WB-18-1.0	2/18/03	45
WB-18-2.5	2/18/03	*100*
WB-18-5.0	2/18/03	11
Mean		28.48
Standard Deviation		49.56777258
Variance (S^2)		*2456.96408*
Count		20
t value		1.316
(t value)^2		1.731856
Target level		255
(RT-Mean)^2		51313.58
Number of Samples		**0.1**
t value - 95%		1.725
95% UCL		47.5943668

EAST BLOCK		
Sample ID	Sample Date	LEAD (Total) mg/kg
B-5-0.5	5/4/02	*130*
B-5-1.5	5/4/02	33
B-5-3.5	5/4/02	5.2
B-23-0.5	8/13/02	48
B-23-1.5	8/13/02	18
B-24-0.5	8/13/02	*520*
B-24-1.5	8/13/02	*62*
EB-4-0.0	2/18/03	*280*
EB-4-1.5	2/18/03	*320*
EB-4-5.0	2/18/03	*4.4*
EB-5-1.0	2/19/03	*81*
EB-5-2.5	2/19/03	2.0
EB-5-5.0	2/19/03	2.4
EB-6-1.0	2/19/03	*170*
EB-6-2.5	2/19/03	21
EB-6-5.0	2/19/03	1.6
EB-10-1.0	2/19/03	5.3
EB-10-2.5	2/19/03	*60*
EB-10-5.0	2/19/03	2.1
PB-18-5	1/8/02	0
PB-18-8	1/8/02	*172*
T-4E-0.5	7/1/02	*180*
T-4E-1.5	7/1/02	*380*
T-4W-0.5	7/1/02	*220*
T-4W-1.5	7/1/02	*140*
Mean		114.32
Standard Deviation		138.8811932
Variance (S^2)		*19287.9858*
Count		25
t value		1.321
(t value)^2		1.745
Target Level		255
(RT-Mean)^2		19790.86
Number of Samples		**1.7**
t value - 95%		1.708
95% UCL		161.7618156

Chan, Barney, Env. Health

From: Roger Brewer [Rdb@rb2.swrcb.ca.gov]
Sent: Friday, April 11, 2003 12:18 PM
To: BChan@co.alameda.ca.us
Subject: Re: FW: 689 4th St. (Mr. Rosen) and Mandela Gateway Housing Project

Asking for "regulatory approval" within three weeks of the date of their risk assessment and SMP is not realistic. If they need an answer that quickly, I recommend that we tell them to remove all soil from the top ten feet of the site that exceeds 255 mg/kg lead (as well as any other soil with contaminants that exceed a 10-6 target risk level or Hazard Index of 1.0 for unrestricted/residential land use).

I just got a notice from DTSC regarding the proposed Mandela Parkway Median Project, located on the immediate north side off the Mandela Gateway site. They are dealing with the same type of contamination issues. It makes sense to at least discuss the risk assessment with them. I called Lynn Nakashima and will let you know if she wants to get involved.

Roger

>>> "Chan, Barney, Env. Health" <BChan@co.alameda.ca.us> 04/11/03 10:53AM >>>
Roger: I just received your e mail on the Mandela Gateway project. I previously sent this e mail to Betty. To update you, Treadwell and Rollo did an extensive Phase II investigation on both East and West parcels. They randomly punched borings throughout the site and took samples at several depths, surface, 1-2, 2-3 and >3' bgs. They compared their soil results with those RBSLs listed below and identified hot spots exceeding the cleanup levels. They recently overexcavated the hot spots and are claiming that they did sufficient sampling to characterize the site and that no hot spots remain. Questions are: Do they need to characterize the proposed excavated soil (again) for potential reuse, do they need to characterize the excavated areas post excavation? Do you agree with their risk evaluation?

If this needs to be reviewed by the Water Board or DTSC, we need to tell consultants/contractors ASAP, since they are working on a deadline of April 15 to get regulatory approval for their Soil Management Plan.

Thanks,
Barney
-----Original Message-----
From: Chan, Barney, Env. Health
Sent: Friday, April 11, 2003 9:43 AM
To: Betty Graham (E-mail)
Subject: 689 4th St. (Mr. Rosen) and Mandela Gateway Housing Project

Hi Betty:

In regards to Mr. Rosen's site, I think we can consider closing the

Chan, Barney, Env. Health

From: Roger Brewer [Rdb@rb2.swrcb.ca.gov]
Sent: Friday, April 11, 2003 9:53 AM
To: bchan@co.alameda.ca.us; gmleong@treadwellrollo.com
Cc: ddrogos@co.alameda.ca.us
Subject: RE: Lead Soil Sampling Frequency for Mandela Gateway

I took a quick look at the risk assessment and SMP for the Mandela Gateway site but need more time to review the documents in detail. Either our office or DTSC definitely needs to do this and provide comments. I can get to it within the next two weeks, probably sooner.

Barney - Let me know if you still want me to proceed or if you find someone in DTSC that can do it faster.

Thanks,

Roger D. Brewer
San Francisco Bay RWQCB
1515 Clay Street, Suite 1400
Oakland, CA 94612

tel: 1-510-622-2374
fax: 1-510-622.2460
rdb@rb2.swrcb.ca.gov

>>> "Glenn Leong" <gmleong@treadwellrollo.com> 04/10/03 04:26PM >>>
On the east block, the amount of soil that would need to be removed would be fairly large and Bridge Housing is more than willing to enter into a deed restriction for the lead in soil under pavement/foundation areas. They will maintain control of the Site in the lead-affected areas following development, so actual enforcement of the deed restriction protocols is more than likely.

Another question (this time related to the Mandela Parkway risk assessment and the need for you to review it) - based upon elevated lead in soil and isolated detections of selected pesticides in soil, we have proposed to excavate lead soils to 255 mg/kg in areas that will include exposed soil in the proposed redevelopment. Additionally, we are using calculated risk-based remedial target levels for pesticides that are based upon residential exposure including conservative exposures via homegrown produce (using the DOE Oak Ridge approach) - these target levels are even lower than the residential direct contact RBSL/EPA PRG levels. Pesticide detections were only in the single family home area, so no residual levels above the target levels will remain.

Based upon use of deed restriction for covered soil with residual lead above 255 mg/kg, removal of soil with lead above 255 in planned "exposed

soil"
areas, and removal of pesticide-affected soil to levels more
conservative
than the residential direct contact RBSLS (all of this information is
included in the Soil Management and Removal Plan), we have come to the
conclusion that review of the risk assessment is likely not required
because
potential risks are mitigated through the procedures noted. Do you
think
that's a reasonable approach? We would probably try to get Barney to
approve the Soil Management and Removal Plan and indicate that review
of the
risk assessment was not necessary.

Glenn M. Leong
Treadwell & Rollo, Inc.
501 14th Street, 3rd Floor
Oakland, CA 94612
Tel: (510) 874-4500 Ext. 554
Fax: (510) 874-4507
Cell: (510) 579-1428
email: mailto:gmleong@treadwellrollo.com
Web Site: www.treadwellrollo.com

>-----Original Message-----
>From: Roger Brewer [mailto:Rdb@rb2.swrcb.ca.gov]
>Sent: Thursday, April 10, 2003 3:46 PM
>To: gmleong@treadwellrollo.com
>Subject: RE: Lead Soil Sampling Frequency for Mandela Gateway
>
>
>Is it feasible to just excavate everything over 255 mg/kg lead, and
>avoid any future land use restrictions on the site?
>
>> "Glenn Leong" <gmleong@treadwellrollo.com> 04/10/03 02:44PM >>>
>The Site includes a west block and east block. The highest lead in
the
>west
>block was about 2200 mg/kg in an isolated area, with the next highest
>concentration around 520 mg/kg. Most samples are much lower than
that.
> The
>2200 mg/kg location was excavated and confirmation samples have been
>really
>low (I think less than 50 mg/kg). The hot spots have been
mapped.
> On the
>east block, all of the locations are less than 220 mg/kg.
>
>Glenn M. Leong

>Treadwell & Rollo, Inc.
>501 14th Street, 3rd Floor
>Oakland, CA 94612
>Tel: (510) 874-4500 Ext. 554
>Fax: (510) 874-4507
>Cell: (510) 579-1428
>email: mailto:gmleong@treadwellrollo.com
>Web Site: www.treadwellrollo.com
>
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>info@treadwellrollo.com, and destroy this communication and all
copies
>thereof, including attachments.
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>
>>-----Original Message-----
>>From: Roger Brewer [mailto:Rdb@rb2.swrcb.ca.gov]
>>Sent: Thursday, April 10, 2003 2:23 PM
>>To: gmleong@treadwellrollo.com
>>Subject: Re: Lead Soil Sampling Frequency for Mandela Gateway
>>
>>
>>Is the lead in soil scattered around or are there discrete, mappable
>>"hot spots"? What is the highest level reported?
>>
>>>>>> "Glenn Leong" <gmleong@treadwellrollo.com> 04/10/03 11:25AM >>>
>>
>>Roger,
>>
>>Outlined in this e-mail is a synopsis of information I wanted to
>>discuss
>>with you by phone. I wanted to briefly talk to you about
information
>>we are
>>submitting to Barney Chan for the Mandela Gateway Redevelopment Site
>as
>>an
>>Addendum to the Soil Management and Removal Plan, which was sent to
>you
>>at
>>the request of Barney (along with the Human Health Risk Assessment).
>>The
>>Addendum is intended to address issues Barney raised in relation to
>the
>>soil
>>sampling frequency. The Addendum is being finalized in-house, but I
>>wanted
>>to give you a heads up because Barney will likely seek your (RWQCB)
>>concurrence on approval of the approach outlined in the Addendum.
>>
>>1. Barney originally sent us a copy of the 2001 Internal Draft
>>Petroleum
>>Hydrocarbon Reuse Document from the RWQCB as a standard to meet for

>>sampling
>>frequency. The current Interim Final Draft of the document
(November
>>2002)
>>incorporates a different sampling frequency schedule for soil. The
>>2002
>>version is the one we used to evaluate sampling at the Site even
>though
>>we
>>have a site with lead in soil, not a site with TPH in soil
>>
>>2. Based upon the samples collected at the Site (excluding sample
>data
>>for
>>areas that have been excavated based upon hot spots of lead but
>>including
>>samples collected for off-site landfill disposal characterization),
>we
>>have
>>collected samples at a greater frequency (i.e., more samples) than
>>required
>>based on the 2002 guidance.
>>
>>3. Based upon the U.S. EPA SW-846 statistical test for evaluating
>>number of
>>samples required to evaluate whether a "waste" exceeds a regulatory
>>criteria
>>(we used the 255 mg/kg level for lead), we have clearly collected
>>sufficient
>>samples to characterize the Site (the calculated required number of
>>samples
>>is well below the actual number we collected).
>>
>>4. The soil that we are focused on for the sampling is to be
>capped
>>by
>>buildings and or subject to deed restrictions (i.e., for common use
>>areas).
>>This addendum does not address the single family home area of the
>>Site,
>>where soils are just being excavated out to risk-based levels.
>>
>>5. Calculated 95% UCLs for lead (for non-single family residential
>>areas)
>>are no 162 mg/kg and 48 mg/kg (we have two separate areas).
>>
>>6. We will stick with the proposed sampling outlined in the Soil
>>Management
>>and Removal Plan.
>>
>>Of course, you should review the details of the Addendum when you
>>receive
>>your copy, but I think the evaluation and final approach is
>reasonable.
>> Any
>>thoughts? Thanks for your time - I know you are pretty overwhelmed
>>right
>>now.
>>
>>
>>Glenn M. Leong
>>Treadwell & Rollo, Inc.
>>501 14th Street, 3rd Floor
>>Oakland, CA 94612
>>Tel: (510) 874-4500 Ext. 554
>>Fax: (510) 874-4507
>>Cell: (510) 579-1428

>>email: mailto:gmleong@treadwellrollo.com
>>Web Site: www.treadwellrollo.com
>>
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Treadwell&Rollo
Environmental and
Geotechnical Consultants
501 14th Street, 3rd Floor
Oakland, California 94612
Phone: (510) 874-4500
Fax: (510) 874-4507

FAX TRANSMITTAL

Date: 3/27/03 Send to fax # 337-9335

To: Barney Chan

From: Grover Buhr At Ext: 529

Project name: Mandela Gateway Project number: 3433.04

Number of pages, including this cover: 3

Notes: Barney
Here's the memo
G.

This document will also be mailed to you: ☐ Yes ☒ No

Should you encounter any difficulties with this fax, please call 510/874-4500

Treadwell&Rollo

MEMORANDUM

TO: Barney Chan *<via telefax: 510-337-9335>*

FROM: Grover Buhr

DATE: 27 March 2003

SUBJECT: Mandela Gateway Redevelopment Site

Thank you for meeting Tuesday, 25 March, to discuss the Soil Management and Removal Plan (SMRP) for the Mandela Gateway site at Seventh Street and Mandela Parkway in Oakland.

As we discussed, the SMRP includes the soil management actions summarized below.

West Block

1. At boring WB-1 in Parcel A, excavation of pesticide contaminated soil to 3 feet below the ground surface (bgs), confirmation sampling to demonstrate removal (or trigger additional excavation), and profiling and off-site disposal of the excavated soil.
2. In the rest of Parcel A, excavation and off-site disposal of pesticide contaminated soil to 1.5 feet bgs.
3. In utility trenches to be excavated in the private drive, profiling of soil to 2 feet bgs for lead and pesticides to evaluate on-site reuse or off-site disposal; reuse without additional testing of soil excavated from greater than 2 feet bgs.
4. In the WB-3/WB-10 area of the at-grade parking lot, excavation to 1.5 feet bgs, profiling and off-site disposal of soil in the planned planting strip and confirmation sampling to demonstrate removal (or trigger additional excavation); remaining parking lot area to be scarified and recompacted in place without additional testing.
5. In the building area, excavation of soil up to 5.25 feet bgs; profiling of soil to 2 feet bgs for lead to evaluate on-spit reuse or off-site disposal; reuse without additional testing of soil excavated from greater than 2 feet bgs.

+ Hot spot removal 1 for Pb, 1 for pesticides

East Block

1. At boring EB-1 in the northern half of the block, excavation of TPH-mo contaminated soil to 2 feet bgs, confirmation sampling to demonstrate removal (or trigger additional excavation), and profiling and off-site disposal of the excavated soil.
2. Shallow soil sampling in the J&A Truck Repair area after demolition of existing buildings and pavement; excavation and off-site disposal of soil containing TPH-mo above RBSLs or lead above risk-based target levels in areas that will be exposed (landscaped areas).
3. In the rest of the northern half (including the at-grade residential building on Mandela Parkway near Seventh Street), soil to be scarified and recompacted in place without additional testing.

Treadwell & Rollo, Inc. *Environmental & Geotechnical Consultants*
501 14th Street, Third Floor, Oakland, CA 94612
Telephone (510) 874-4500 Facsimile (510) 874-4507

Treadwell&Rollo

MEMORANDUM

TO: Barney Chan *<via telefax: 510-337-9335>*

FROM: Grover Buhr

DATE: 26 March 2003

SUBJECT: Mandela Gateway Redevelopment Site

Thank you for meeting yesterday to discuss the Soil Management and Removal Plan (SMRP) for the Mandela Gateway site at Seventh Street and Mandela Parkway in Oakland.

As we discussed, the SMRP includes the soil management actions summarized below.

West Block

1. At boring WB-1 in Parcel A, excavation of pesticide contaminated soil to 3 feet below the ground surface (bgs), confirmation sampling to demonstrate removal (or trigger additional excavation), and profiling and off-site disposal of the excavated soil.
2. In the rest of Parcel A, excavation and off-site disposal of pesticide contaminated soil to 1.5 feet bgs.
3. In utility trenches to be excavated in the private drive, profiling of soil to 2 feet bgs for lead and pesticides to evaluate on-site reuse or off-site disposal; reuse without additional testing of soil excavated from greater than 2 feet bgs.
4. In the WB-3/WB-10 area of the at-grade parking lot, excavation to 1.5 feet bgs, profiling and off-site disposal of soil in the planned planting strip and confirmation sampling to demonstrate removal (or trigger additional excavation); remaining parking lot area to be scarified and recompacted in place without additional testing.
5. In the building area, excavation of soil up to 5.25 feet bgs; profiling of soil to 2 feet bgs for lead to evaluate on-site reuse or off-site disposal; reuse without additional testing of soil excavated from greater than 2 feet bgs.

East Block

1. At boring EB-1 in the northern half of the block, excavation of TPH-mo contaminated soil to 2 feet bgs, confirmation sampling to demonstrate removal (or trigger additional excavation), and profiling and off-site disposal of the excavated soil.
2. Shallow soil sampling in the J&A Truck Repair area after demolition of existing buildings and pavement; excavation and off-site disposal of soil containing TPH-mo above RBSLs or lead above risk-based target levels in areas that will be exposed (landscaped areas).
3. In the rest of the northern half (including the at-grade residential building on Mandela Parkway near Seventh Street), soil to be scarified and recompacted in place without additional testing.

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Telephone (510) 874-4500 Facsimile (510) 874-4507

R0002517 Mandela Gateway Project

Mandela Parkway west
J+A Bld + Quonset hut
remaining

West parcel

East Parcel – entire site razed

1995
+ 105 Adm Fee
# 2100

THIS CHECK IS VOID WITHOUT A BLUE & RED BACKGROUND AND A TRUE WATERMARK - HOLD UP TO THE LIGHT TO VERIFY

886

BRIDGE HOUSING CORPORATION
Development Account
1 Hawthorne St., Suite 400
San Francisco, CA 94105

WELLS FARGO BANK
San Francisco Main Office
P.O. Box 63004 464 California St.
San Francisco, CA 94163
11-4288/1210

DATE 2/14/2003

AMOUNT ***2,100.00

PAY Two Thousand One Hundred and 00/100******

TO THE ORDER OF Alameda County Enviromental

RO 0002517
Pls email me invoice #
To: Y. Seng
From: Barney Chan

ER WHICH INCLUDES FLUORESCENT & VISIBLE FIBERS. BORDER CONTAINS MICROPRINTING

⑈2000247⑆ 2018543587⑈

IN0022483

Site remediation case information. double click account ID.

double click invoice - history of charges

1000 | 411

Drogos, Donna, Env. Health

From: Levi, Ariu, Env. Health
Sent: Thursday, February 13, 2003 1:56 PM
To: 'Phil Smith'
Cc: Leroy Griffin (E-mail); Drogos, Donna, Env. Health
Subject: RE: Mandela Gateway Project, Oakland

Thanks Phil:

I'm not sure what caused the delay but I'm glad to hear we're now on track. Once we have Oakland's "go ahead" You will be requested to submit a deposit of $2,100. My office will provide technical oversight at the rate of $105 per hour. In the event your initial deposit proves insufficient you will be asked to submit additional funds in increments of $1,050. At the time the project is completed the residual funds in your account will be refunded to you or the assigned RP.

I can't say whether Barney Chan or a different staff person will work with you. Pleases send your initial communication to Donna Drogos, and as the program manager she will make the case assignment.

-----Original Message-----
From: Phil Smith [mailto:pgsmith@treadwellrollo.com]
Sent: Thursday, February 13, 2003 11:05 AM
To: alevi@co.alameda.ca.us
Subject: Mandela Gateway Project, Oakland

Good morning Ariu;
I am following up on our Tuesday telephone conversation regarding whether the Oakland FD or your office will be the CUPA agency for the referenced site.

According to Leroy Griffin of the Oakland FD, a copy of Treadwell & Rollo's soil management plan and FD referral request to the County to take the CUPA role were hand delivered to the County several weeks ago. The package was addressed to Barney Chan, but Barney apparently did not receive it. Leroy is making us a copy of the letter today that we will send to you, in the hope that we can expedite opening a file and billing account with your office.

Assuming that your office takes the CUPA authority, can you tell me the cash amount Bridge Housing needs to submit to establish an account, and how you get the RWQCB and/or DTSC involved?

Bridge is very anxious to resolve any environmental issues that may impact construction and occupancy of this residential/commercial development, and has asked me to provide you with whatever information you require to proceed. Again assuming that your office will have CUPA authority, I would welcome the chance to meet with you next week to summarize the facts of the development and to answer any questions you or your staff may have.

Thanks for your help.

Philip G. Smith
Principal
Treadwell & Rollo, Inc.
555 Montgomery Street, Suite 1300
San Francisco, CA 94111
Tel 415-955-9040

Fax 415-955-9041

www.treadwellrollo.com

RO.2517

Treadwell&Rollo
501 14th Street, 3rd Floor
Oakland, California 94612
Phone: 510/874-4500
Fax: 510/874-4507

Alameda County
FEB 18 2003
Environmental Health

Alameda County
FEB 18
Environmental Health

Date: 14 February 2003

Project No.: 3433.04

LETTER OF TRANSMITTAL

Attention: Donna Drogos

Company: Alameda County Health Care Services Agency

Address: 1131 Harbor Bay Parkway, Second Floor
Alameda, CA 94502

Subject: Environmental documents regarding the Mandela Gateway project

We are sending you ☒ **Attached** ☐ **Under separate cover**

Via ☐ **Mail** ☐ **Overnight Delivery** ☒ **Courier** ☐ _____

Submittal No.	Copies	No. of Pages	Description
1	1	1	*Contaminated Site Case Transfer Form*, prepared by LeRoy Griffin of the City of Oakland Fire Department, dated 1/21/03
2	1	1	Check in the amount of $2,100 made out to Alameda County Health Care Services Agency from BRIDGE Housing Corporation, dated 2/14/03
3	1	-	*Phase I and Phase II Environmental Site Assessment, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California*, by Treadwell & Rollo, dated 8/2/02
4	1	2	Two site plans showing analytical results of soil and groundwater sampling, with additional results from sampling performed after completion of the Phase I and Phase II ESA

These are transmitted as checked below:

☐ **For approval** ☐ **For your use** ☐ **As requested**
☒ **For review and comment** ☐ _____

Remarks: Per my telephone message, we wish ACHCSA to oversee remediation at this site. We have discussed the site with Ariu Levi of your office and would very much like to meet with you next week.

Signed: _____ **Copy To:** _____

Grover Buhr Ext: 529

Treadwell&Rollo

15 January 2003
Project 3433.04

Mr. Leroy Griffin
Hazardous Materials Supervisor
City of Oakland Fire Services Agency
250 Frank Ogawa Plaza, Ste 3341
Oakland, California 94612

Subject: Request for Voluntary Site Cleanup
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway
Oakland, California

Dear Mr. Griffin:

On behalf of Mandela Gateway Associates, CLP, Treadwell & Rollo requests local oversight for development at the above-referenced project. Attached please find our reports titled *Phase I and Phase II Environmental Site Assessment, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California,* dated 1 August 2002, and *Site Mitigation Plan, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California,* dated 12 November 2002. Per our traded telephone messages, we understand you will be turning the reports over to Barney Chan at the Alameda County Health Care Services Agency.

Please call me at (510) 874-4500, extension 529, if you have any questions.

Sincerely yours,
TREADWELL & ROLLO, INC.

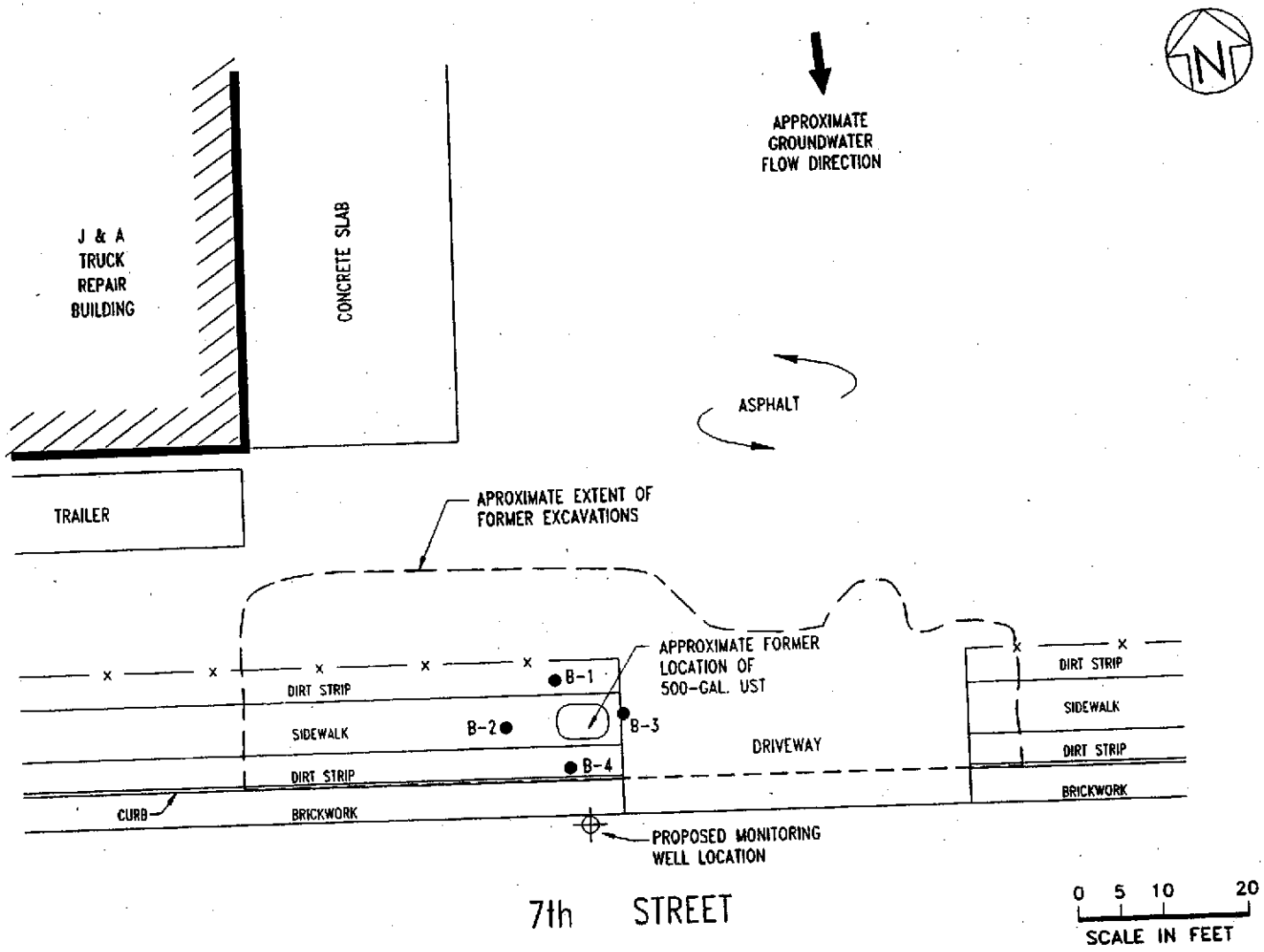
Grover Buhr R.G.
Senior Project Geologist

Craig S. Shields, P.E.
Principal

34330402.OAK

Cc: Mr. Jesse Wu, Mandela Gateway Associates, CLP (w/o attachments)

Treadwell & Rollo, Inc. *Environmental & Geotechnical Consultants*
501 14th Street, Third Floor, Oakland, CA 94612
Telephone (510) 874-4500 Facsimile (510) 874-4507



BLYMYER ENGINEERS, INC.

BEI JOB NO.	DATE
95024	4/10/95

LEGEND

UST UNDERGROUND STORAGE TANK

●B-1 APPROXIMATE FORMER SOIL BORE LOCATION

SITE PLAN
D. KELLY GREEN
1370 7TH STREET
OAKLAND, CA

FIGURE 2

REVISED 4/21/95 H:\PUBLIC\ACADLW\950242

Table 5

~~Table 1:~~ Summary of Groundwater Sample Analytical Results
BEI Job No. 95024, D. K. Green Property, 1370 7th Street, Oakland, California

Sample Identification	Date Sampled	EPA Method 8020 (µg/L)					Modified EPA Method 8015 (µg/L)[a]		
		Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	TPH as gasoline	TPH as diesel	TPH as kerosen
MW-1	06/23/95	**140**	**19**	**3.2**	**240**	NA	**5,500**[b,c]	<50	**4,000**[b,d]
4.15	02/06/96	**39**	**4.5**	**580**[e]	**370**[f]	**16**[g]	**8,600**[f]	NA	**2,900**
4.49	05/07/96	**50**	**6.5**	**760**[f]	**240**	<20[h]	**9,800**	NA	**2,800**
5.22	08/01/96	**56**	<5.0	**1,200**	**980**	NA	**14,000**	<50	**600**
MCL		1.0	150	700	1,750	NE	N/A	N/A	N/A

Notes:

µg/L	=	Micrograms per liter
MTBE	=	Methyl-tert-butyl ether
TPH	=	Total Petroleum Hydrocarbons
a	=	Results originally reported by laboratory in units of milligrams per liter beginning on February 6, 1996
b	=	Laboratory reported that result is based on multiple dilutions
c	=	Laboratory reported that concentration was estimated; result was greater than highest calibration level
d	=	Laboratory reported that hydrocarbon pattern is within kerosene range; however, the pattern is characteris weathered and degraded gasoline
e	=	Dilution factor of 10 used
f	=	Dilution factor of 100 used
g	=	Estimated concentration; confirmation analysis by EPA Method 8260 not performed
h	=	Result of confirmation analysis by EPA Method 8260
NA	=	Not analyzed
MCL	=	Maximum Contaminant Level
N/A	=	Not applicable
NE	=	Not established

Table 3

~~Table 1~~ Summary of Soil Sample Analytical Results
BEI Job No. 95024, D. K. Green Property, 1370 7th Street, Oakland, California

Sample Identification	Date Sampled	Modified EPA Method 8015 (mg/kg)			EPA Method 8020 (mg/kg)			
		TPH as Diesel[a]	TPH as Kerosene	TPH as Gasoline	Benzene	Toluene	Ethylbenzene	Total Xylenes
MW-1-5.5'	6/14/95	<10[b]	400[c]	2,500	0.26	2.0	4.3	19.0

Notes: TPH = Total Petroleum Hydrocarbons
mg/kg = Milligrams per kilogram
a = Laboratory report states that the result is based on a non-diluted analysis.
b = Laboratory report states that due to method limitation and high concentrations of other target analytes, the detection limit was reported as 10 mg/kg.
c = Laboratory report states that hydrocarbon pattern is within kerosene range; however, the pattern is characteristic of weathered and degraded gasoline.

~~Table II~~ Summary of Groundwater Sample Analytical Results
BEI Job No. 95024, D. K. Green Property, 1370 7th Street, Oakland, California

Sample Identification	Date Sampled	Modified EPA Method 8015 (µg/L)			EPA Method 8020 (µg/L)			
		TPH as Diesel[a]	TPH as Kerosene[a]	TPH as Gasoline	Benzene	Toluene	Ethylbenzene	Total Xylenes
MW-1	6/23/95	<50	4,000[b]	5,500[c]	140	19	3.2	240

Notes: TPH = Total Petroleum Hydrocarbons
µg/L = Micrograms per Liter
a = Laboratory report states that the result is based on multiple dilutions.
b = Laboratory report states that hydrocarbon pattern is within kerosene range; however, the pattern is characteristic of weathered and degraded gasoline.
c = Laboratory report states that the concentration was estimated; result was greater than highest calibration level.

Sample Number	Depth (ft.)	TRPH (ppm)	TPHg (ppm)	TPHd (ppm)	Benzene (ppb)	Toluene (ppb)	Xylene (ppb)	Ethylbenzene (ppb)	Arsenic(ppm)	Cadmium(ppm)	Chromium (ppm)	Lead (ppm)	Mercury(p	Zinc (ppm
B1-3'	3-3.5	ND	ND	1.6	ND	ND	ND	ND	ND	ND	15.4	ND	ND	17.2
B1-8'	8-8.5	6960	2900	7870	12300	76100	147900	24100	ND	ND	21.6	ND	ND	11.5
B1-13'	13-13.5	ND	10.4	32.3	ND	ND	45	ND	ND	ND	25.3	ND	ND	11.8
B2-3'	3-3.5	ND	1.2	3.5	ND	ND	ND	ND	ND	ND	16.0	9.2	ND	23.3
B2-8'	8-8.5	ND	23.0	59.0	ND	114	238	82	ND	ND	24.5	ND	ND	13.8
B2-13'	13-13.5	ND	1.5	3.8	ND	ND	ND	ND	ND	ND	32.2	ND	ND	18.0
B3-3'	3-3.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	16.6	2.5	ND	20.4
B3-8'	8-8.5	422	562	1470	ND<40	1800	6113	2390	ND	ND	21.3	ND	ND	13.3
B3-13'	13-13.5	ND	3.7	10.3	68	10	ND	ND	ND	ND	17.2	ND	ND	8.0
B4-3'	3-3.5	23.2	1.3	6.9	ND	14	35	ND	1.3	1.6	18.1	43.7	ND	162
B4-8'	8-8.5	ND	14.5	37.8	20	52	ND	169	1.3	ND	41.2	ND	ND	10.7
B4-13'	13-13.5	ND	4.3	12.8	612	16	42	31	ND	ND	31.4	ND	ND	10.6
B4-W1	NA	18.2	8.8	23.9	5880	188	586	520	ND	ND	0.1	ND	ND	ND

0.05

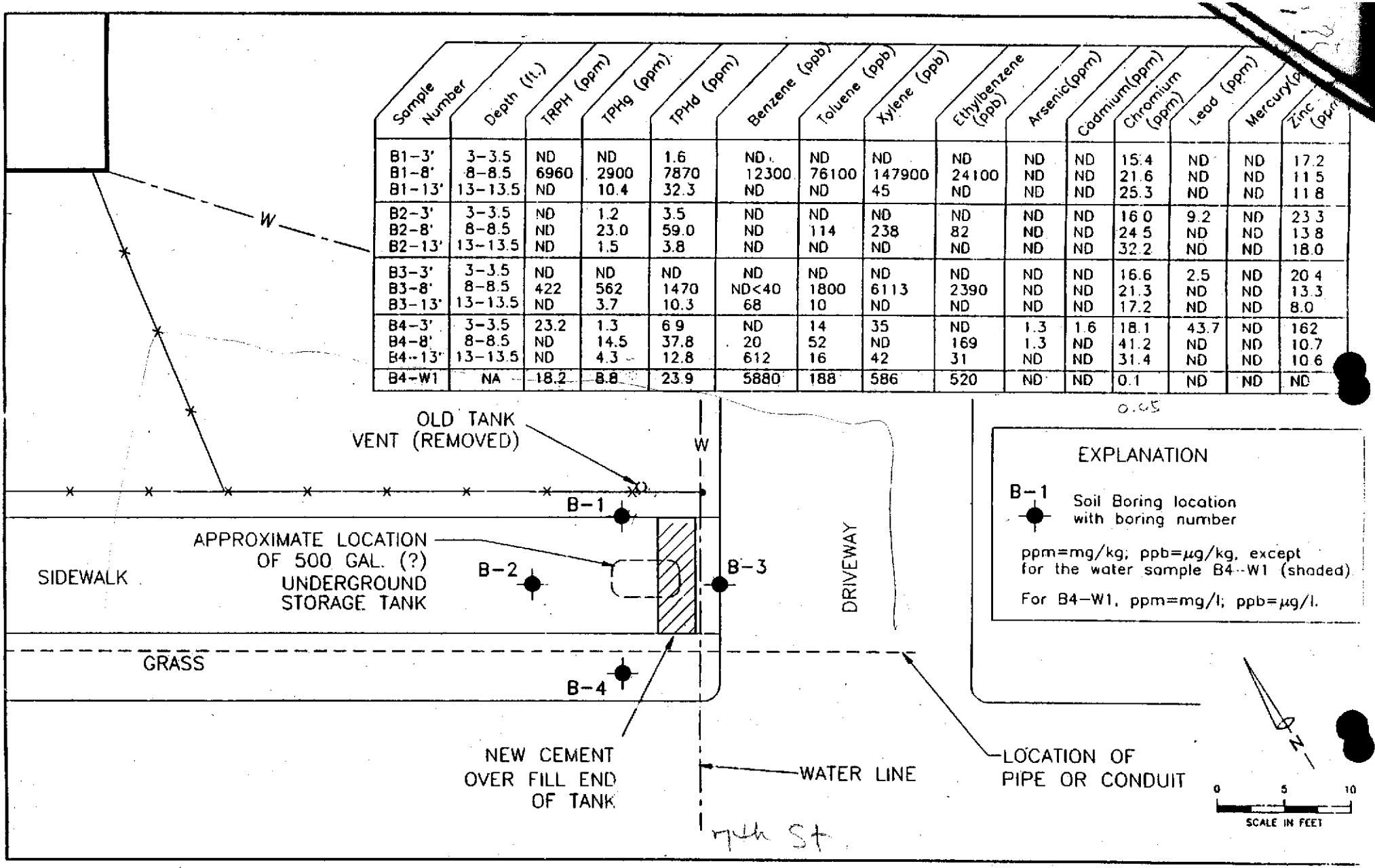


Figure 3 Tank Area, showing location of soil borings and analytical results

KELLY'S TRUCK REPAIR
1370 7TH STREET
OAKLAND, CALIFORNIA

PROJECT NO. 9321-01 DRAWN BY EH DATE 2/1/93 FILE NO.

CITY OF OAKLAND FIRE DEPARTMENT
Office Of Emergency Services
1605 Martin Luther King Jr. Way, Oakland, CA 94612

Hazardous Materials Program

Contaminated Site Case Transfer Form

Site Information:

Site Responsible Party (ies) Kevin Schaefer	
Site Name	**Mandela Gateway Redevelopment Site**
Site Address	**Seventh street and Mandela Parkway**
Site Phone	**(510) 874-4500**
Site Contractor & Consultant (if available)	**Treadwell and Rollo**
Site DBA	

Site Conditions:

UST		
former product (fuel, w/o, solvent, others)?	Yes ☐	No ☐
observations of system (holes,leaks)?	Yes ☐	No ☐
observed contamination (free product, smell, soil/water discoloration)?	Yes ☐	No ☐
soil and/or groundwater concentrations of contaminants?	Yes ☐	No ☐
unauthorized Release Form Filed?	Yes ☐	No ☐
future intended use if known?	Yes ☐	No ☐
NON-UST		
Former industrial use?	Yes ☐	No ☐
Soil and/or groundwater concentrations of contaminants?	Yes ☐	No ☐
Future intended use if known?	Yes ☐	No ☐
If available, attach pertinent reports		

Transferred as: LOP SLIC

Level of Update requested:
distribution list all meetings all site visits closure sign off all the above

Transfer requested by Inspector: Leroy Griffin 01/21/03

Transfer accepted by: (ALCo EHS): _____

CITY OF OAKLAND FIRE DEPARTMENT
Office Of Emergency Services
1605 Martin Luther King Jr. Way, Oakland, CA 94612

Hazardous Materials Program

XD Barney Chan

Contaminated Site Case Transfer Form

Site Information:

Site Responsible Party (ies) Kevin Schaefer	
Site Name	**Mandela Gateway Redevelopment Site**
Site Address	**Seventh street and Mandela Parkway**
Site Phone	**(510) 874-4500**
Site Contractor & Consultant (if available)	**Treadwell and Rollo**
Site DBA	

Site Conditions:

UST				
former product (fuel, w/o, solvent, others)?	Yes	☒	No	☐
observations of system (holes,leaks)?	Yes	☐	No	☒
observed contamination (free product, smell, soil/water discoloration)?	Yes	☐	No	☒
soil and/or groundwater concentrations of contaminants?	Yes	☐	No	☒
unauthorized Release Form Filed?	Yes	☐	No	☒
future intended use if known?	Yes	☐	No	☒
NON-UST				
Former industrial use?	Yes	☒	No	☐
Soil and/or groundwater concentrations of contaminants?	Yes	☒	No	☐
Future intended use if known?	Yes	☒	No	☐
If available, attach pertinent reports				

Transferred as: LOP (SLIC)

Level of Update requested:
distribution list all meetings all site visits (closure sign off) all the above

Transfer requested by Inspector: Leroy Griffin

Transfer accepted by: (ALCo EHS):_____