

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
10-20-05

October 14, 2005

Mr. Jesse Wu
BRIDGE Housing Corporation
345 Spear Street, Suite 700
San Francisco, CA 94105

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: SLIC Site Case Closure #RO0002517, Mandela Gateway Redevelopment, 7th and Mandela, Oakland, CA 94607, (Mandela Gateway Townhomes, Parcel A, 1431 Eighth St., Oakland, CA 94607 and Mandela Gateway Redevelopment Site, 1350-1400 Seventh Street, Oakland, CA 94607)

This letter confirms the completion of site investigation and remedial action for the soil and groundwater investigation at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported releases at the subject site. The subject Spill, Leaks, Investigation and Cleanup (SLIC) case is closed, no further action is required for this site.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised the following conditions exist at the site:

1350-1400 Seventh Street, Oakland, CA 94607

- A Soil Management and Removal Plan, has been prepared for the site to protect future workers and site users from risks associated with the presence of residual pollution (excluding Parcel A, 1431 Eighth St.).
- A deed restriction has been recorded for this site (excluding Parcel A, 1431 Eighth Street) to provide for long-term maintenance and prevent future uncontrolled disturbance of those portions of the site that are capped by either building slabs, pavement or clean soil to preclude direct contact with any remaining soil containing chemicals above risk-based screening levels.
- Residual pollution of up to 0.479 ppm TPHg, 0.0042 ppm 4,4-DDT and 0.0027 ppm 4, 4-DDE exist in soil at this site.
- Residual pollution of up to 50 ppb TPHg, 180 ppb TPHd, 1.8 ppb toluene, 1.6 ppb xylene and 2.1 ppb 1,2 DCA exist in groundwater at this site.

1431 Eighth St., Oakland, CA 94607

- No residual concentrations of chemicals exist on site above risk based screening levels and the site meets the requirements for unrestricted use.

Mr. Jesse Wu
October 14, 2005
Page 2 of 2

If you have any questions, please call Barney Chan at (510) 567-6765. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donna L. Drogos".

Donna L. Drogos, P.E.
LOP and Toxics Program Manager

cc: Ms. Cherie McCaulou, SFRWQCB
Mr. Leroy Griffin, OFD, 250 Frank Ogawa Plaza, Suite 3341, Oakland,
CA, 94612
Files, (w/original enc), D. Drogos (w/enc), R. Garcia-LaGrille (w/enc)

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



SENT
05-18-04

ENVIRONMENTAL HEALTH SERVICES
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1131 Harbor Bay Parkway, Suite 250
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(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

ALAMEDA COUNTY
HEALTH CARE SERVICES



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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.

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Mr. Jesse Wu
Mandela Gateway Redevelopment Site
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- Before maps (prior to soil removal at each site) and after maps (after final soil removal and redevelopment) clearly delineating areas where 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 m². 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



Alameda County

APR 18 2003

Environmental Health

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
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(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 (SPRWQCB). 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.

April 18, 2003
Mr. Jesse Wu
Mandela Gateway Redevelopment Site
Seventh Street and Mandela Parkway, Oakland, 94607
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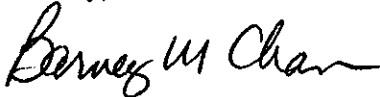
We generally concur with the SMRP and Addendums, and continuance of on-site grading and construction activities in conformance with the SMRP and Addendums with the following provisions. Further addenda to the SMRP may be required to address any supplemental comments of ACEH and the SFRWQCB (Water Board) 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
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



04-17-03

ENVIRONMENTAL HEALTH SERVICES
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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
Hazardous Materials Specialist

C: B. Chan, D. Drogos

2Dep7&Mandela Project