

Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

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SAN FRANCISCO
2018 AUG 23 PM 3:40
BY *dw*

August 21, 2018

Dear Supervisors,

Pursuant to section 31.16 of the City and County of San Francisco Administrative Code I am submitting this letter to appeal the Planning Commission's approval of the of the EIR for the Project known as Indian Basin Mixed Use Project. Attached please find the Planning Commissions two motions on this matter as well as supporting documents.

My name is Mikhail Brodsky. I am holding a PhD in Geophysics and ScD in Applied Math (my research experience is important for understanding of some specific issues of the project) degrees. I am representing Archimedes Banya SF (The Banya) and 748 Innes Ave. HOA. I hereby confirm that I testified in person two times in front of the Planning Commission and submitted written comments and information to the Planning Commission about this matter during the comment period.

I am appealing the certification of the final EIR (FEIR) for this project because the EIR does not complies with CEQA. It is not adequate, accurate and objective. It is not sufficient as an informational document. It is incorrect in its conclusions, and it does not reflect the independent judgment and analysis of the City. Lastly the Planning Commission certification findings are incorrect.

The FEIR does not comply with CEQA requirements.

At the time of the EIR approval by the Planning Commission, the final development plan had not been approved and is subject to change so there is no way to know for sure if the project presented and the project approved will have the same level of substantial environmental impact. Furthermore, project changes between the DEIR and the FEIR are substantial and require recirculation and notification of the EIR before approval as required by CEQA.

The revised proposed project at the time the EIR was approved would add 335 residential units to the 1,240 residential units analyzed in the DEIR, increasing the total number of proposed residential units to 1,575 units. The increase in residential square footage would replace 66,224 gross square feet of commercial use, as well as the 50,000-gsf proposed school.

Removing over 66,000 square feet of commercial space, adding almost 30% more residents plus removing space for a school are individually or collectively changes that substantially change the environmental impact of this project, especially considering that this project required a statement of overriding consideration – which is a balancing of the cost and benefits of a project. Losing a school, losing 66,000 square feet of commercial space and adding 335 unit into this project clearly impact the cost and benefits of the project and the public deserves an opportunity to hear about the changes and have an opportunity to speak out about the changes. This exact matter was brought up during the Planning Commission meeting in July when one of the speakers asked the Planning Commission to table the vote the on the EIR until the meeting when the project was going to be approved, so that everyone would have time to

understand the exact impacts of the project and the overriding considerations. The July meeting was the first time that we became aware that the project plan had changed and that the project itself would not be discussed at that meeting. It also became clear at the meeting that there were additional changes to be made to the project before it was ready to be presented to the Planning Commission.

In other words, we never had any opportunity to discuss the impact of significantly less commercial space, losing a dedicated school and squeezing in additional residential units. This is exactly the reason why Public Resources Code Section 21092.1 or CEQA Guidelines Section 15088.5 requires this updated version of the DEIR to be recirculated with the new project plans and have a new public comment period before the Planning Commission approved it.

The EIR is not adequate, accurate and objective

The presented FEIR was heavily criticized by many people during hearings on October 19, 2017. For multiple reasons and specifically because the EIR did not make any mention of Archimedes Banya, a vital cultural resource which will be heavily impacted by this project. At the October meeting the Planning Commission acknowledged by their comments that the EIR was inadequate and inaccurate because it lacked any consideration of the impact on this project on the Banya and its community. The Planning Commission also commented that something would be done to include the Banya in the EIR before it was approved. Unfortunately, that did not happen, and on July 26, 2018 the EIR that was approved did not include the impact of this project on the Banya.

We, at Archimedes Banya SF (the Banya), are committed to improving the quality of life for all that live in the nearby community and residents and visitors of the whole SF Bay Area. The Banya is a Russian/German/Scandinavian style bathhouse, the only one of its kind in the Bay Area. It is not only a place for people to experience Russian/German/Scandinavian cultures, it has quickly become a cultural institution and tourist destination in San Francisco. The Banya is a place where people of all ages, genders, ethnic and cultural backgrounds convene to relax, socialize, and improve their health. It uniquely attracts visitors to Hunters Point, a destination in San Francisco that was previously avoided by visitors and locals alike. Thus, the Banya has contributed to the vibrancy of the neighborhood that has been unprecedented by any other business. The Banya is the only descendant of the famous Sutro Bath it has a similar cultural value and represent specific features of San Francisco. Currently the Banya serves about 60,000 visits per year, all these people enjoy the features provided by its location. This is clearly an important cultural institution that will be impacted by the projects and must be including in any EIR involving nearby development. The Banya also employs about 90 people, many of them from local Bayview and Mission district communities.

The Indian Basin project will have a substantial, negative impact on the Banya that must be included in the EIR and considered in any statement of overriding consideration. The roof deck provides a safe and private space for customers to relax, socialize, and sunbathe, often in full nudity. The patrons currently enjoy a safe and private space, shielded from the eyes of the public and anyone not in the Banya. The Project, which proposes buildings of up to 160 feet surrounds the rooftop deck with buildings. The approved FEIR totally ignores the Banya existence and interests of its visitors. Rather than being shielded from public eyes, people can view Banya visitors from any level above the roof deck, presenting both a privacy and safety

concern for visitors. Onlookers can not only see Banya visitors in their most vulnerable states, but can also ascertain their identities. Some visitors go to the Banya solely for the roof deck, as it is currently the only place in San Francisco for visitors to enjoy private and quiet Bay scenery.

The Project would introduce significant amount of noise to the Banya, thus interfering with the Banya's currently tranquil state. It would also introduce wind to the area and adversely affect the air quality of the area, thus negatively impacting the health benefits that the Banya can now provide to visitors, including fresh air. Thus, the Project would substantially interfere with a significant portion of the Banya's business.

Although we were promised acknowledgement and inclusion into the EIR at the October 19, 2017 Planning Commission, that did not happen. Since the Banya was not considered in the EIR we were not included to any consideration related to mitigations and were not considered in the statement of overriding consideration.

For example, Impact AE-2 provides that "The proposed project or variant would not degrade the existing visual character or quality of the site and its surroundings" is "less than significant." As a mitigation measure the EIR suggests the following, "As an improvement measure to further reduce impacts of project construction activities on the visual character/quality of the site, construction documents should require all construction contractors to provide for the cleanliness of construction equipment stored or driven outside of the limits of the construction work area. Construction equipment, including equipment used for staging, should be parked on the project site. Staging areas should be screened from view at street level with solid wood fencing or a green fence for areas under construction for extended periods of time. Before the issuance of building permits, the project sponsors (through the construction contractor[s]) should submit a construction staging, access, and parking plan to the San Francisco Department of Building Inspection for review and approval. Construction worker vehicles should not be parked at on-street parking spaces." However, this mitigation measure does not take the Banya's interest into account whatsoever. The mitigation measure only screens staging areas from the street level, meaning that the construction site would be in full view of Banya visitors making the impact to the Banya significant.

Impact-C-AE-1 provides, "The proposed project or variant, in combination with past, present, and reasonably foreseeable future projects in the vicinity of the project site, would substantially contribute to cumulative impacts related to aesthetics" and points to Mitigation Measure M-AE-3, which only provides for a lighting plan as mitigation. However, a mere lighting plan does not mitigate the aesthetic impacts to Banya visitors. Lighting does protect patron's privacy on the roof deck nor does it mitigate the aesthetic impacts to Banya visitors.

Further, the Banya is not considered in the assessment for the impact on recreation. The EIR provides that "[t]he proposed project or variant would not physically degrade existing recreational facilities" and "in combination with past, present, and reasonably foreseeable future projects in the vicinity of the project site, would not substantially contribute to cumulative impacts related to recreation." (Impact RE-3 and Impact-C-RE-1). The Banya and 748 Innes Ave. HOA respectfully disagree with this assessment as the Project does substantially degrade the Banya in that it eliminates the ability for patrons and tenants to fully enjoy the complete facilities. In addition, those patrons who visit solely because of the roof deck will be disincentivized from doing so.

San Francisco Russian community is seriously concerned of losing an important and unique cultural element representing these 70,000+ city residents. We respectfully request that the Banyas and tenants of 748 Innes Ave. interests be fully considered. Specifically, we want to be rightfully included in the DEIR and have the right to petition for mitigation.

The EIR is not sufficient as an informational document

The main part of the subject property originally was zoned M-1, Light Industrial, for many reasons, that should be respected. Almost all area of proposed construction is a low density landfill made from soil and construction residuals from Hunters Point/Potrero Hill constructions, ([http://www.foundsf.org/index.php?title=India Basin and the Southeast Bays hore](http://www.foundsf.org/index.php?title=India_Basin_and_the_Southeast_Bays_hore)) during 1960-70s. The soil is contaminated with petroleum hydrocarbon and heavy metals lead and chromium (both 10 times of the threshold level, see attached soils report). That study was performed just on the edge of the landfill and the contamination is expected to be much worse closer to the Bay. The facts were provided to the Planning Committee but ignored in the EIR and the committee conclusion. The landfill is very unstable for heavy construction and the water level is just 2 feet below surface. There are no utilities on the lot. The main sewer line (already overloaded) is 18 foot above the property on Innes Ave., so to service more than 1500 residential units a sewer treatment plant and powerful pumps are required on the property to properly pump it up. It was not sufficiently discussed in the EIR. Also the sewer pipes cannot be secured on the landfill and become a real danger in case of even a small earthquake.

The approved EIR is ignoring the impact of lead and chromium diffusion from soil through water pipes to the quality of water that will be used by future residents of the projected houses. Diffusion is the net movement of molecules or atoms from a region of high concentration (or high chemical potential) to a region of low concentration (or low chemical potential) as a result of random motion of the molecules or atoms. Diffusion is driven by a gradient in chemical potential of the diffusing species. The diffusion in metals is especially aggressive see <https://pubs.acs.org/doi/abs/10.1021/ie50616a039?journalCode=iechad> and lead is know to be deadly dangerous for people see <https://www.mayoclinic.org/diseases-conditions/lead-poisoning/symptoms-causes/syc-20354717>. Similar effect resulted in contamination by lead in drinking water of Hunters Point consumed by members of SFPD (see publication: **“Navy failed to alert San Francisco to tainted shipyard water, documents show”** in SF Chronicle, August 3, 2018 and **“SFPD calls for retesting of water, soil, air at Hunters Point Shipyard crime lab”** in SF Examiner August 21, 2018).

More, the presents of lead and chromium in the salt water saturating the fill below its surface creates enormous danger to the metal rods needed for up to 50 foot long concrete piles that have to be main structure to support the 7 story buildings. The concrete is porous and allows the salt-water contact the rods. This will create an electric pair intensifying the rods corrosion (see: <https://www.nace.org/Corrosion-Central/Corrosion-101/Galvanic-Corrosion/> and <https://www.fastenal.com/content/feds/pdf/Article%20-%20Corrosion.pdf>).

Similar rod corrosion has been already observed in the new Bay Bridge. The EIR does not address this issue in anyway. This is another example of the incompleteness of the FEIR.

Furthermore, there is rising concern within the Hunter Point community of radioactive contamination from the Naval Yard adjacent to the Indian Basin lots. There is national concern

regarding the ineffective testing that the Navy undertook to determine the actual radioactive contamination in the area. There has been testimony that some of the landfill of the lot in question may have originated from the Naval yard – not just the freeway construction. Furthermore, there is testimony that the Navy used radioactive materials on the hill directly across the street from the lot in question. Considering the questions and confusion of the contamination in the immediate area of the lots in question the EIR should include a more inclusive analysis of the area to be considered a sufficient informational document.

The EIR is incorrect in its conclusions

The following is a citation from a document prepared by Chad White, PhD, Environmental Planner, and member of Morgan Heights Homeowners Association, and provided to the Planning Committee in writing and spoken during the hearing on July 26, 2018 (attached).

“The following statements summarize problems for this project, as seen through the lens of existing residents, particularly long-time homeowners in the area:

- **An overly dense overdevelopment.** The density and clustering of buildings exceeds everything in the area. The plan would easily double the density used in the brand new Shipyard and would triple, quadruple, or quintuple the residential density prior to that. There is no reasonable justification for this increase. Nowhere else in the City has there been a rapid densification of what has been a relatively quiet, residential area. We would prefer to see Build Inc development a business model that enhances the look and feel of a shoreline community than supplant it with an urban neighborhood out of nowhere. Quite simply, this project is building too many units in too small of an area. It needs to be scaled back to something more like half its current size.

- **Building heights incompatible with the rest of the neighborhood.** Even the brand new Shipyard tops out four-story buildings. The other buildings in the area are one-, two-, and three-story projects. Yet half of the buildings in the Build Inc. proposal would be five, six, or seven stories that would soar up in a cluster and loom over everything else. Again, this makes very little sense. While building on this parcel makes sense, this level of density does not. It also appears inconsistent with Prop B in spirit, if not law.

- **Two inappropriately tall and unnecessary mid-rise towers.** The new plans from Build Inc. include two 14-story residential towers. Nowhere outside of the high-rises in SoMa are we seeing this intensity of development. It is not only inconsistent with the rest of the area; it will create a bizarre eye sore. These will not be architectural marvels. They will just be two large pillars of concrete sticking up out of nowhere and visually distracting from the shoreline and the basin. The area imagines a perched beach. Stick with that. This should not be planned as if it is South Beach.

- **Insufficient aesthetic consultation with the neighborhood.** Build Inc. has held over a hundred public meetings on this project. Why do these meetings not include a 3D rendering of the side that includes the existing housing on Hunters Ridge? The obvious answer is that it would demonstrate precisely what we are pointing out: it would drop an overly tall high-density neighborhood into what is otherwise a shoreline community that enjoys the relationship to the Bay that it will disrupt.

· **Insufficient thought about economic adjacencies.** The current plan does not protect against an economic marginalization in the neighborhood. The project needs features that assure that the development will bring commercial access to all members of the area, not just people who can afford to buy into new condos.

· **Respect for an ecologically sensitive area.** The wetlands that line the shoreline are home to a large number of nesting animals, which are part of the attraction. Overdevelopment will bring too many flight path obstructions, and too much density will undermine the vitality and environmental function of the shoreline's many communities."

The EIR does not reflect the independent judgment and analysis of the City

During the October 19, 2017 Planning Commission meeting, the Commission acknowledged by their comments that in their judgment EIR at that time was inadequate and inaccurate because it lacked any consideration of the impact on this project on the Banya and its community. The Planning Commission commented that some analysis would be done to include the Banya in the EIR before it was approved. Since the FEIR did not include the Banya it cannot be considered to reflect the independent judgment and analysis of the city.

The Planning Commission certification findings are incorrect.

All above allows concluding that the Planning Commission recommendation to approve the EIR was done without enough consideration, information, and discussion with residents and businesses of the area, so should be reversed.



Mikhail Brodsky, President
Archimedes Banya SF and 748 Innes Ave. HOA

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Attachments

Environmental Report from 1999

Comments on Build Inc. to the Planning Commission.pdf

Planning Commission Orders:

[https://drive.google.com/file/d/0Bz2f9gtan0heQV9raGszVGRIUmlOd21TbjVFMXUxeTJCvGRF/vi
ew?usp=sharing](https://drive.google.com/file/d/0Bz2f9gtan0heQV9raGszVGRIUmlOd21TbjVFMXUxeTJCvGRF/vi
ew?usp=sharing)

[https://drive.google.com/file/d/0Bz2f9gtan0heaGxKaGk1X2g5VHF4SHRtdlo3WxNMS2FjLXF/vi
ew?usp=sharing](https://drive.google.com/file/d/0Bz2f9gtan0heaGxKaGk1X2g5VHF4SHRtdlo3WxNMS2FjLXF/vi
ew?usp=sharing)



SAN FRANCISCO PLANNING DEPARTMENT

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Planning Commission Motion No. 20247

HEARING DATE: July 26, 2018

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Case No.: 2014-002541ENV

Project Address: India Basin Mixed-Use Project (700 Innes Avenue, 900 Innes Avenue, India Basin Open Space, and India Basin Shoreline Park)

Zoning: M-1 (Light Industrial), M-2 (Heavy Industrial), NC-2 (Small-Scale Neighborhood Commercial), and P (Public) Districts
40-X and OS (Open Space) Height and Bulk Districts

Block/Lot: Various Lots on Blocks 4596, 4597, 4605, 4606, 4607, 4620, 4621, 4622, 4629A, 4630, 4631, 4644, 4645, and 4646

Project Sponsor: Courtney Pash, BUILD
(415) 551-7626 or courtney@bldsf.com
Nicole Avril, San Francisco Recreation and Park Department
(415) 305-8438 or nicole.avril@sfgov.org

Staff Contact: Michael Li, San Francisco Planning Department
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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT AT 700 INNES AVENUE, 900 INNES AVENUE, INDIA BASIN OPEN SPACE, AND INDIA BASIN SHORELINE PARK, THE AREA GENERALLY BOUNDED BY INNES AVENUE ON THE WEST, HUNTERS POINT BLVD. ON THE NORTH, THE SAN FRANCISCO BAY ON THE EAST AND THE EARL STREET RIGHT-OF-WAY ON THE SOUTH (LARGELY EXCLUDING PARCELS WITH STRUCTURES) TOTALING ABOUT 38.24 ACRES. THE BUILD PORTION OF THE INDIA BASIN MIXED-USE PROJECT WOULD INCLUDE THE DEVELOPMENT OF ABOUT 29.26 UNDEVELOPED ACRES (PARCELS AND DESIGNATED RIGHTS-OF-WAY) THAT WOULD RESULT IN APPROXIMATELY 1,575 RESIDENTIAL UNITS, 209,000 GSF OF NONRESIDENTIAL USE, UP TO 1,800 PARKING SPACES, 1,575 BICYCLE PARKING SPACES, 15.5 ACRES OF NEW AND IMPROVED PUBLICLY ACCESSIBLE OPEN SPACE, NEW STREETS AND OTHER PUBLIC REALM IMPROVEMENTS. THE RECREATION AND PARKS DEPARTMENT COMPONENT OF THE PROJECT CONSISTS OF MAKING IMPROVEMENTS TO THE 900 INNES, INDIA BASIN OPEN SPACE, AND INDIA BASIN SHORELINE PARK PROPERTIES. THESE IMPROVEMENTS WOULD INCLUDE ENHANCING EXISTING AND DEVELOPING NEW OPEN SPACE AND RECREATION FACILITIES TOTALING ABOUT 8.98 ACRES. THE SUBJECT SITES ARE CURRENTLY WITHIN THE M-1 (LIGHT INDUSTRIAL), M-2 (HEAVY INDUSTRIAL), NC-2 (SMALL-SCALE NEIGHBORHOOD COMMERCIAL), AND P (PUBLIC) USE DISTRICTS AND 40-X AND OS (OPEN SPACE) HEIGHT AND BULK DISTRICTS.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report (hereinafter "FEIR") identified as Case No. 2014-002541ENV, the "India Basin Mixed-Use Project" at 700 Innes Avenue, 900 Innes Avenue, India Basin Open Space, and India Basin Shoreline Park (hereinafter "the Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "the Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, (hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on June 1, 2016.
 - B. The Department published the Draft EIR (hereinafter "DEIR") on September 13, 2017, and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice and to property owners and occupants within a 300-foot radius of the site on September 13, 2017.
 - C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by the project sponsor on September 13, 2017.
 - D. Copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse, on September 13, 2017.
 - E. A Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on September 13, 2017.
2. The Commission held a duly advertised public hearing on said DEIR on October 19, 2017, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on October 30, 2017.
3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in Responses to Comments (hereinafter "RTC") document published on July 11, 2018, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
4. An FEIR has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the RTC document, all as required by law.

5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
6. On July 26, 2018, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
7. The project sponsor has indicated that the presently preferred alternative is the Revised Project analyzed in the DEIR and the RTC document.
8. The Planning Commission hereby does find that the FEIR concerning File No. 2014-002541ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the RTC document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
9. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR:
 - A. Will have significant unavoidable project-level environmental effects on cultural resources, noise, air quality, and wind; and
 - B. Will have significant cumulative environmental effects on cultural resources, transportation and circulation, noise, and air quality.
10. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of July 26, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Melgar, Fong, Johnson, Koppel, Richards
NOES: None
ABSENT: Hillis, Moore
ADOPTED: July 26, 2018



**SAN FRANCISCO
PLANNING DEPARTMENT**

**Planning Commission Motion No. 20248
CEQA Findings
HEARING DATE: July 26, 2018**

Case No.: 2014-002541ENV
Project Address: India Basin Mixed Use Project
Existing Zoning: M-1 (Light Industrial)
M-2 (Heavy Industrial)
NC-2 (Small Scale Neighborhood Commercial)
P (Public)
40-X and OS (Open Space) Height and Bulk Districts
Block/Lot: Various Lots on Blocks 4596, 4597, 4605, 4606, 4607, 4620, 4621,
4622, 4629A, 4630, 4631, 4644, 4645, and 4646
Project Sponsor: Recreation and Park Department and BUILD Inc.
Staff Contact: Mathew Snyder – (415) 575-6891
Mathew.Snyder@sfgov.org

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JS

ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”), AND THE CEQA GUIDELINES INCLUDING FINDINGS OF FACT, FINDINGS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, THE ADOPTION OF A MITIGATION, MONITORING AND REPORTING PROGRAM AND THE ADOPTION OF A STATEMENT OF OVERRIDING CONSIDERATIONS IN CONNECTION WITH APPROVALS FOR THE INDIA BASIN MIXED-USE PROJECT, AT 700 INNES AVENUE, 900 INNES AVENUE, INDIA BASIN OPEN SPACE, AND INDIA BASIN SHORELINE PARK, THE AREA GENERALLY BOUNDED BY INNES AVENUE ON THE WEST, HUNTERS POINT BLVD. ON THE NORTH, THE SAN FRANCISCO BAY ON THE EAST AND THE EARL STREET RIGHT-OF-WAY ON THE SOUTH, TOTALING ABOUT 38.24 ACRES.

PREAMBLE

The India Basin Mixed-Use Project (“Project”) comprises a project site of approximately 38.24-acres along the India Basin shoreline of San Francisco Bay (“Bay”). The combined Project site encompasses publicly and privately owned dry land parcels, including existing unaccepted rights-of-way (“ROW”) (including some ROW owned by the Port of San Francisco [“SF Port”]), (collectively, the “Project Site”). The Project consists of a public private partnership between the Recreation and Park Department (“RPD”) and BUILD, who are project sponsors for the Project

(“Project Sponsors”). The Project is a mixed-use development containing an integrated network of new public parks, wetland habitat, and a mixed-use urban village. As envisioned, the Project would include a significant amount of public open space, shoreline improvements, market-rate and affordable residential uses, commercial use, parking, environmental cleanup and infrastructure development and street improvements.

The RPD would redevelop approximately 8.98 acres of publicly owned parcels along the shoreline to create a new publicly accessible network of improved parkland and open space. The RPD development area comprises the existing 5.6-acre India Basin Shoreline Park, the 1.8-acre 900 Innes/Historic Boatyard site (“900 Innes”), and 1.58 acres of unimproved ROW. This new shoreline park network would provide space for active and passive recreation, picnicking, and water access; extend the Blue Greenway (a portion of the San Francisco Bay Trail [“Bay Trail”]); rehabilitate and celebrate the historic India Basin Scow Schooner Boatyard; and provide pedestrian and bicycle connections to and along the shoreline, fronting the Bay. The RPD development represents approximately 23.5 percent of the project area (RPD developed properties are collectively referred to as the “RPD Properties”).

BUILD would redevelop approximately 29.26 acres of privately and publicly owned parcels along the shoreline to create a new publicly accessible network of improved parkland and open space and a mixed-use urban village consisting 1,575 residential units, 209,000 of commercial use, 1,800 off-street parking spaces, and 1,575 bicycle parking spaces. The BUILD development area comprises 17.12 acres of privately owned parcels (collectively, “700 Innes”), the existing 6.2-acre of RPD property located along the shoreline (the “India Basin Open Space”), and 5.94 acres of partially unimproved and unaccepted ROW. Approximately 14 acres of the BUILD development area would be developed in a series of phases into privately owned buildings as part of a mixed-use urban village. The remainder of the BUILD development, approximately 15.26 acres, would be developed in a series of phases into a mix of improved ROW, significant new public parkland and open space, new public plazas, new private gardens and open space, and restored and enhanced wetland habitat (BUILD developed properties are collectively referred to as the “BUILD Properties”).

Two options for the BUILD mixed-use urban village are analyzed in the Draft Environmental Impact Report (hereinafter, the “DEIR”): a residentially-focused version with approximately 1,240 dwelling units, 275,330 square feet of commercial space, 50,000 square feet of institutional space, and 1,800 parking spaces, referred to in the EIR as the “proposed project,” and a more commercially intensive variant with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces, referred to in the EIR as the “variant.” In both versions (the proposed project and the variant), the urban village would contain a mix of residential, retail, commercial, office, research and development (“R&D”), institutional, flex space, and recreational and art uses. As part of the BUILD development, BUILD would also redesign the existing India Basin Open Space into enhanced wetlands, a boardwalk, a beach and beach deck, and a kayak launch among other features. The BUILD development represents approximately 76.5 percent of the Project area. The RPD component of the Project would remain the same under both the proposed project and the project variant. The Project in its entirety is more particularly described in Attachment A (See Below).

The Project Site is currently zoned Public (P), Small-Scale Neighborhood Commercial (NC-2), Light Industrial (M-1), and Heavy Industrial (M-2). Portions of the project-related RPD and ROW properties are currently zoned M-1, NC-2, M-2, and P, and are within the 40-X and OS height and bulk districts. Those properties located within the future public park network would be rezoned to P; some portions of existing unaccepted ROW would be incorporated into the future mixed-use urban village and would require rezoning into the India Basin Special Use District ("SUD") with specific height, bulk, and use designations appropriate for the proposed development, through amendments to the *San Francisco General Plan* ("General Plan"), San Francisco Planning Code ("Planning Code") text, and the San Francisco Zoning Map ("Zoning Map"). The BUILD Properties would require rezoning into the India Basin SUD with specific height, bulk, and use designations appropriate for the proposed development, through amendments to the General Plan, Planning Code text, and Zoning Map, and incorporation of design standards and guidelines in a proposed India Basin Design Standards and Guidelines document.

The Project Sponsors filed an Environmental Evaluation Application for the Project with the San Francisco Planning Department ("Department") on December 12, 2014.

Pursuant to and in accordance with the requirements of Section 21094 of CEQA and Sections 15063 and 15082 of the CEQA Guidelines, the Department, as lead agency, published and circulated a Notice of Preparation ("NOP") on June 1, 2016, which notice solicited comments regarding the scope of the EIR for the proposed project. The NOP and its 30-day public review comment period were advertised in a newspaper of general circulation in San Francisco and mailed to governmental agencies, organizations and persons interested in the potential impacts of the proposed project. The Department held a public scoping meeting on June 19, 2016, starting at 5 p.m. at the Alex L. Pitcher, Jr. Community Room, 1800 Oakdale Avenue in San Francisco.

During the 30-day public scoping period that ended on July 1, 2016, the Department accepted comments from agencies and interested parties that identified environmental issues that should be addressed in the EIR. Comments received during the scoping process were considered in the preparation of the DEIR.

The Department prepared the DEIR, which describes the proposed project and variant and the environmental setting, analyzes potential impacts, identifies mitigation measures for impacts found to be significant or potentially significant, and evaluates alternatives to the proposed project and variant. The DEIR assesses the potential construction and operational impacts of the proposed project and variant on the environment, and the potential cumulative impacts associated with the proposed project and variant in combination with other past, present, and future actions with potential for impacts on the same resources. The analysis of potential environmental impacts in the DEIR utilizes significance criteria that are based on the San Francisco Planning Department Environmental Planning Division guidance regarding the environmental effects to be considered significant. The Environmental Planning Division's guidance is, in turn, based on CEQA Guidelines Appendix G, with some modifications.

The Department published a DEIR for the project on September 13, 2017, and circulated the DEIR to local, state, and federal agencies and to interested organizations and individuals for public review. On September 13, 2017, the Department also distributed notices of availability of the DEIR; published notification of its availability in a newspaper of general circulation in San Francisco; posted the notice of availability at the San Francisco County Clerk's office; and posted notices at locations within the Project area. The Planning Commission ("Commission") held a public hearing on October 19, 2017, to solicit testimony on the DEIR during the public review period. A court reporter, present at the public hearing, transcribed the oral comments verbatim, and prepared written transcripts. The Department also received written comments on the DEIR, which were sent through mail, fax, hand delivery, or email. The Department accepted public comment on the DEIR until October 30, 2017.

The San Francisco Planning Department then prepared the Comments and Responses to Comments on DEIR document ("RTC"). The RTC document was published on July 11, 2018, and includes copies of all of the comments received on the DEIR and written responses to each comment.

During the period between publication of the DEIR and the RTC document, the Project Sponsors initiated revisions to the proposed project that increase the number of residential units and reduce the commercial square footage within the 700 Innes property. The revised proposed project would add 335 residential units to the 1,240 residential units analyzed in the DEIR, increasing the total number of proposed residential units to 1,575 units. The increase in residential square footage would replace 66,224 gross square feet (gsf) of commercial use, as well as the 50,000-gsf proposed school. In addition to these use changes, 150,000 gsf would be added to the residential square footage through interior changes within the building envelopes previously analyzed in the DEIR (e.g., smaller units and common areas, lower floor-to-floor heights, improved interior building efficiencies). This change in the development program would fit within the previously analyzed building envelopes, and there would be no changes to the height, width, or length of any buildings. As a result, the revised proposed project would include a total of 3,462,550 gsf, an increase of 150,000 gsf over the proposed project (3,312,550 gsf) analyzed in the DEIR. Changes were made only to the proposed project and not the variant, which would remain the same as described in the DEIR. The revised proposed project was fully studied in the DEIR and RTC document. The "Project" as analyzed under the FEIR and these CEQA Findings includes the proposed project, the revised proposed project and the variant.

In addition to describing and analyzing the physical and environmental impacts of the revisions to the Project, the RTC document provided additional, updated information, clarification and modifications on issues raised by commenters, as well as Planning Department staff-initiated text changes to the DEIR. The Final EIR (FEIR), which includes the DEIR, the RTC document, the Appendices to the DEIR and RTC document, and all of the supporting information, has been reviewed and considered. The RTC documents and appendices and all supporting information do not add significant new information to the DEIR that would individually or collectively constitute significant new information within the meaning of Public Resources Code Section 21092.1 or CEQA Guidelines Section 15088.5 so as to require recirculation of the FEIR (or any portion thereof) under CEQA. The RTC documents and appendices and all supporting information contain no information revealing (1) any new significant environmental impact that

would result from the Project or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project, but that was rejected by the Project sponsor, or (4) that the DEIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The Commission reviewed and considered the FEIR for the Project and found the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed complied with the California Environmental Quality Act (Public Resources Code section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg. section 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code.

The Commission found the FEIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the DEIR, and certified the FEIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31 by its Motion No. 20247.

The Commission, in certifying the FEIR, found that the Project and/or the variant described in the FEIR will have the following significant and unavoidable environmental impacts:

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code.
- Combine with past, present, and reasonably foreseeable future projects in the vicinity of the project site, to substantially contribute to significant cumulative impacts related to cultural resources.
- Combine with past, present, and reasonably foreseeable future projects in the vicinity of the project site, to substantially contribute to significant cumulative impacts related to transportation and circulation for transit delay.
- Noise from surface transportation sources associated with operation of the Project would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- Combine with past, present, and reasonably foreseeable future projects in the vicinity of the project site, to substantially contribute to significant cumulative impacts related to noise.
- Generate emissions of criteria pollutants and precursors during construction, operations, and overlapping construction and operational activities that could violate an air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria pollutants.
- Generate emissions that could expose sensitive receptors to substantial pollutant concentrations.
- Combine with past, present, and reasonably foreseeable future development in the project area, to contribute to significant cumulative regional air quality impacts.

- Combine with past, present, and reasonably foreseeable future development in the project area, to contribute to significant cumulative health risk impacts on sensitive receptors.
- Alter wind in a manner that substantially affects public areas or outdoor recreation facilities.

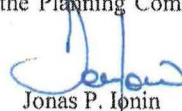
The Commission Secretary is the custodian of records for the Planning Department materials, located in the File for Case No. 2014-002541ENV DVAGPAMAPPCASHD, at 1650 Mission Street, Fourth Floor, San Francisco, California.

On July 26, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2014-002541ENV DVAGPAMAPPCASHD to consider the approval of the Project. The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the Project, the Planning Department staff, expert consultants and other interested parties.

The Commission has reviewed the entire record of this proceeding, the Environmental Findings, attached to this Motion as Attachment A and incorporated fully by this reference, regarding the alternatives, mitigation measures, environmental impacts analyzed in the FEIR and overriding considerations for approving the Project, and the proposed Mitigation Monitoring and Reporting Program ("MMRP") attached as Attachment B and incorporated fully by this reference, which material was made available to the public.

MOVED, that the Commission hereby adopts these findings under the California Environmental Quality Act, including rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations, as further set forth in Attachment A hereto, and adopts the MMRP attached as Attachment B, based on substantial evidence in the entire record of this proceeding.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of July 26, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Melgar, Fong, Johnson, Koppel, Richards

NAYS: None

ABSENT: Hillis, Moore

ADOPTED: July 26, 2018

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

445 GRANT AVENUE, SUITE 403, SAN FRANCISCO, CALIFORNIA 94108-3249
TELEPHONE: (415) 788-8627 FAX: (415) 788-3121

REPORT
SOIL SAMPLING AND CHEMICAL TESTING
PROPOSED RUSSIAN SPA
ASSESSOR'S BLOCK 4644, LOT 5A
INNES AVENUE
SAN FRANCISCO, CALIFORNIA

OUR JOB NO. 1535-001

JUNE 28, 1999

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

445 GRANT AVENUE, SUITE 403, SAN FRANCISCO, CALIFORNIA 94108-3249
TELEPHONE: (415) 788-8627 FAX: (415) 788-3121

June 28, 1999

Our Job No. 1535-001

Banya 2000
1600 Shattuck Avenue, #214-II
Berkeley, California 94709

Attention: Mr. Reinhard Imhof

Ladies and Gentlemen:

Report
Soil Sampling and Chemical Testing
Proposed Russian Spa
Assessor's Block 4644, Lot 5A
Innes Avenue
San Francisco, California

This report presents the results of our soil sampling and chemical testing for the site of the proposed Russian spa in San Francisco, California. The site, known as Lot 5A of Assessor's Block 4644, is located on the north side of Innes Avenue between Earl Street and Fitch Street as shown on the Vicinity Map, Plate 1.

PROPOSED CONSTRUCTION

Present plans call for construction of a three-story building with a basement. The building will house an in-door swimming pool, hot tubs, exercise rooms, weight rooms, and a restaurant, among others. The basement will be used for parking and a mechanical room. Details of the proposed development have not been finalized and details of the loading information are not available at this time.

PURPOSE AND SCOPE OF SERVICES

The purpose of our service was to explore the subsurface soil and rock conditions at the site and to collect soil samples for analytical chemical testing. Our service was performed substantially in accordance with our proposal dated May 13, 1999. The scope of our services included a field exploration program of excavating two test pits and performance of analytical chemical testing.

FIELD EXPLORATION

The subsurface conditions were explored on June 4, 1999, by excavating two test pits with a backhoe at the locations shown on the Plot Plan, Plate 2. The test pits were excavated to depths of about 11 feet to 14 feet below the existing ground surface. The field exploration was performed under the technical direction of one of our geologists who examined and visually classified the soil encountered, maintained a log of test pits, and obtained samples for visual examination and analytical chemical testing. Graphical presentation of the soils encountered is presented on the Log of Exploratory Pit, Plates 3A through 3B. An explanation of the nomenclature and symbols used on the Log of Exploratory Pits is shown on Plate 4, Soil Classification Chart and Key to Test Data. The

logs of test pits show subsurface conditions on the date and at the locations indicated, and it is not warranted that they are representative of subsurface conditions at other times or locations. After completion of the excavation operation, the test pits were loosely backfilled with the excavated soils and randomly rolled with the rubber-tired wheels.

The soil samples were collected with appropriate sampling protocol. These samples were initially stored in an ice chest and subsequently refrigerated for proper storage and eventual transport to the analytical laboratory. A chain of custody of these samples was maintained.

DISCUSSION

Soil samples were hand delivered to the premise of Caltest Analytical Laboratory in Napa, California on June 7, 1999. We were directed by Mr. R. Imhof to hold the testing of soil samples obtained in Test Pit 1 in abeyance; therefore, analytical testing was assigned only on soil samples obtained in Test Pit 2. These tests included testing for heavy metals, asbestos, total petroleum hydrocarbons as gas and total petroleum hydrocarbons as diesel and polychlorinated biphenyls (PCB).

The results of the analytical testing, as presented by Caltest Analytical Laboratory, are presented in the Appendix.

CLOSURE

Our services have been performed with the usual thoroughness and competence of the engineering profession. No other warranty or representation, either expressed or implied, is included or intended.

If you have any questions regarding this report or require additional information, please contact us. The following plates and appendix are attached and complete this report.

- | | |
|------------------|--|
| Plate 1 | Vicinity Map |
| Plate 2 | Plot Plan |
| Plates 3A and 3B | Log Of Exploratory Pit |
| Plate 4 | Soil Classification Chart and Key to Test Data |
| Appendix | Report prepared by Caltest Analytical Laboratory and dated June 25, 1999 |



Yours very truly,
Trans Pacific Geotechnical Consultants, Inc.

Eddy T. Lau

Eddy T. Lau, P.E.
Reg. Civil Engineer 019897
Reg. Geotechnical Engineer 506
Expiration 9/30/2001

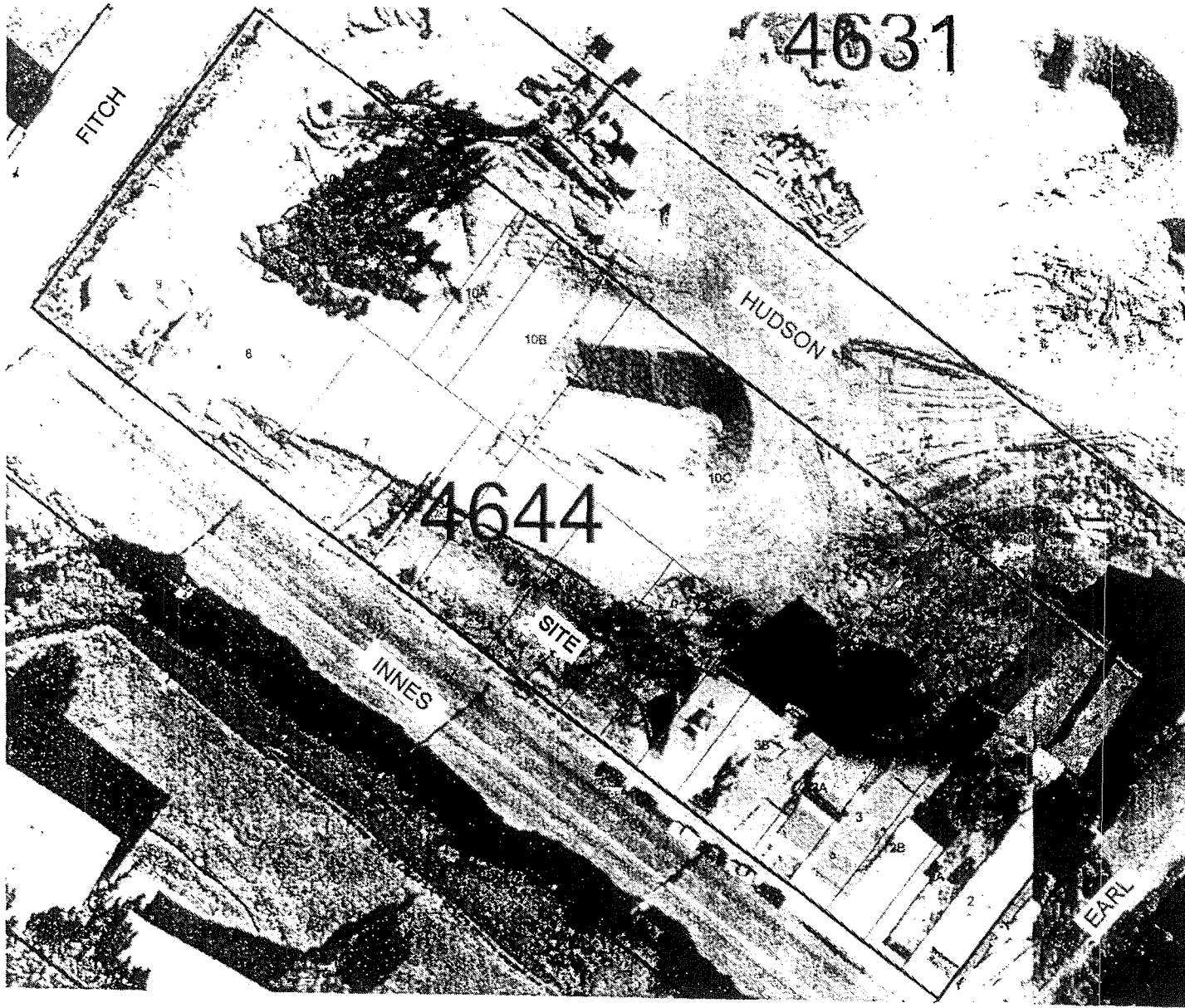
(Six copies submitted)

cc: ARCUS Architecture and Planning (2)
445 Grant Avenue, Suite 404
San Francisco, California 94108
Attention: Mr. Samuel Kwong

WPN:1535001.RE2

SF Digital Basemap

1535-001 Proposed Russian Spa, Innes Avenue, San Francisco, California



VICINITY MAP

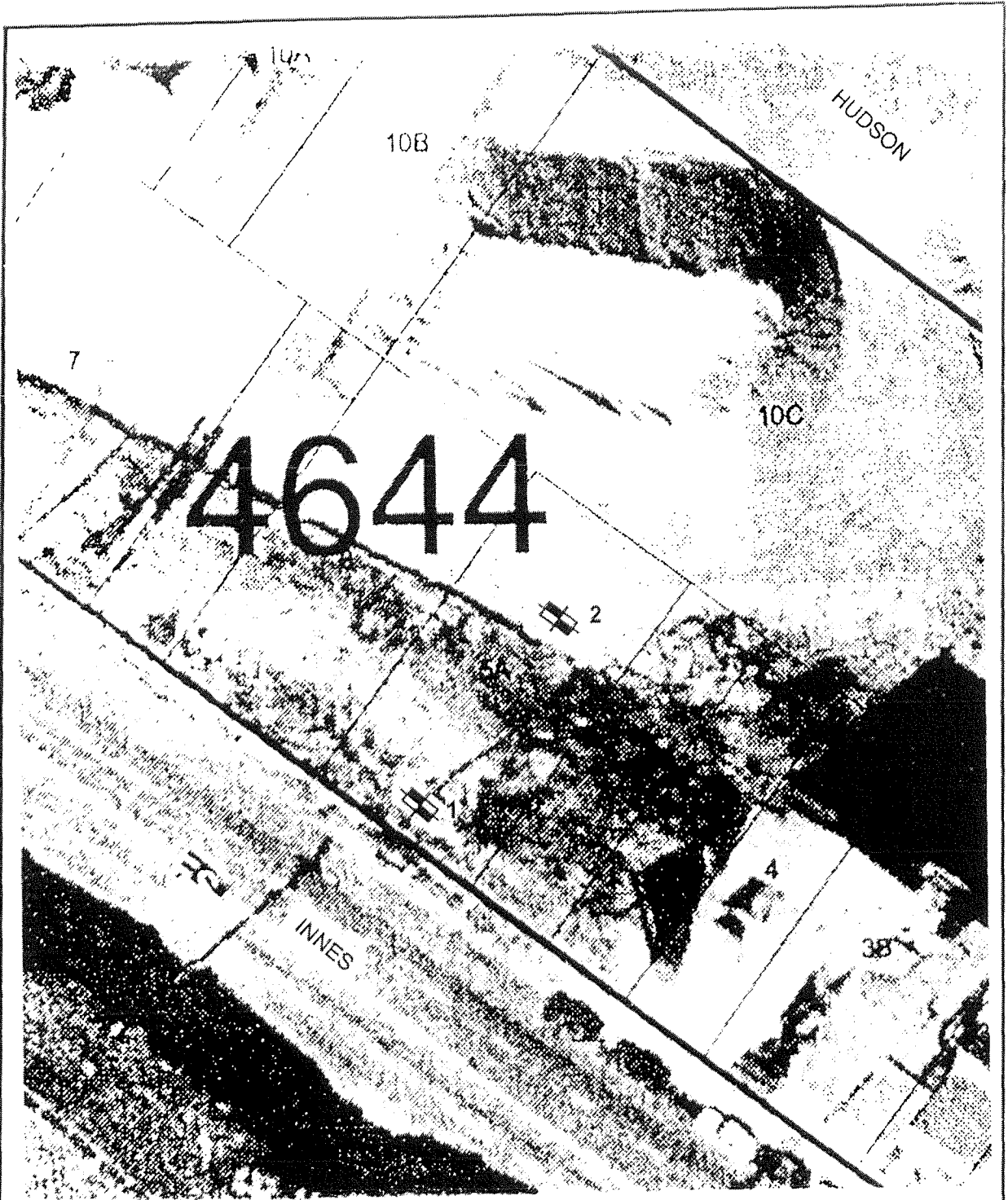
Source: Department of
Public Works.
Copyright, 1996


30 0 30 60 Feet

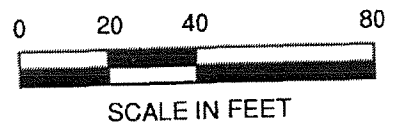
Trans Pacific Geotechnical Consultants, Inc.

PLATE 1

1535-001 Proposed Russian Spa, Innes Avenue, San Francisco, California



 Test Pit Location



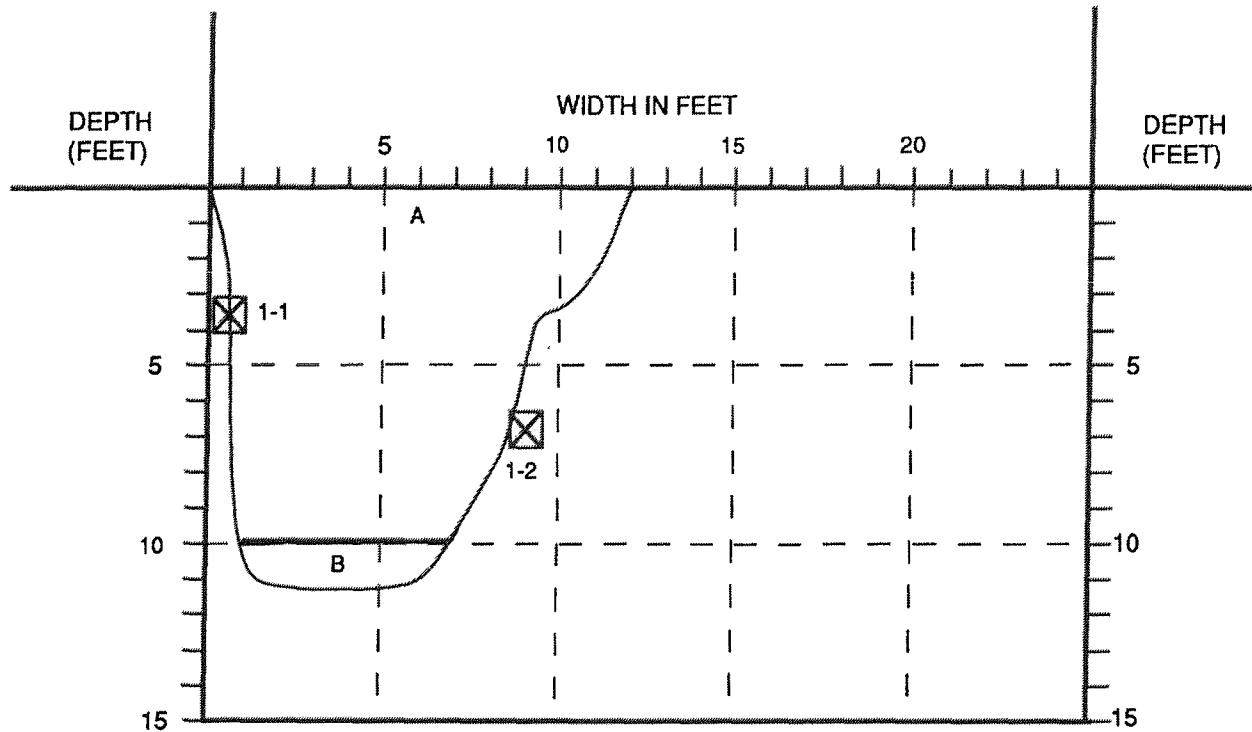
PLOT PLAN

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

TEST PIT 1

SURFACE ELEVATION: _____ DATE EXCAVATED: 6/4/99

LOGGED BY: DRF EQUIPMENT: backhoe DATE BACKFILLED: 6/4/99



■ INDICATES DEPTH OF UNDISTURBED SAMPLE

⊠ INDICATES DEPTH OF DISTURBED SAMPLE

A. GC, Sandy GRAVEL with trace clay and serpentine rock fragments, occasional cobbles, dry to damp, (loose), [FILL].

B. CL, Brown silty CLAY with rock fragments, moist.

1535-06. Proposed Russian Spa, Innes Avenue, San Francisco, California

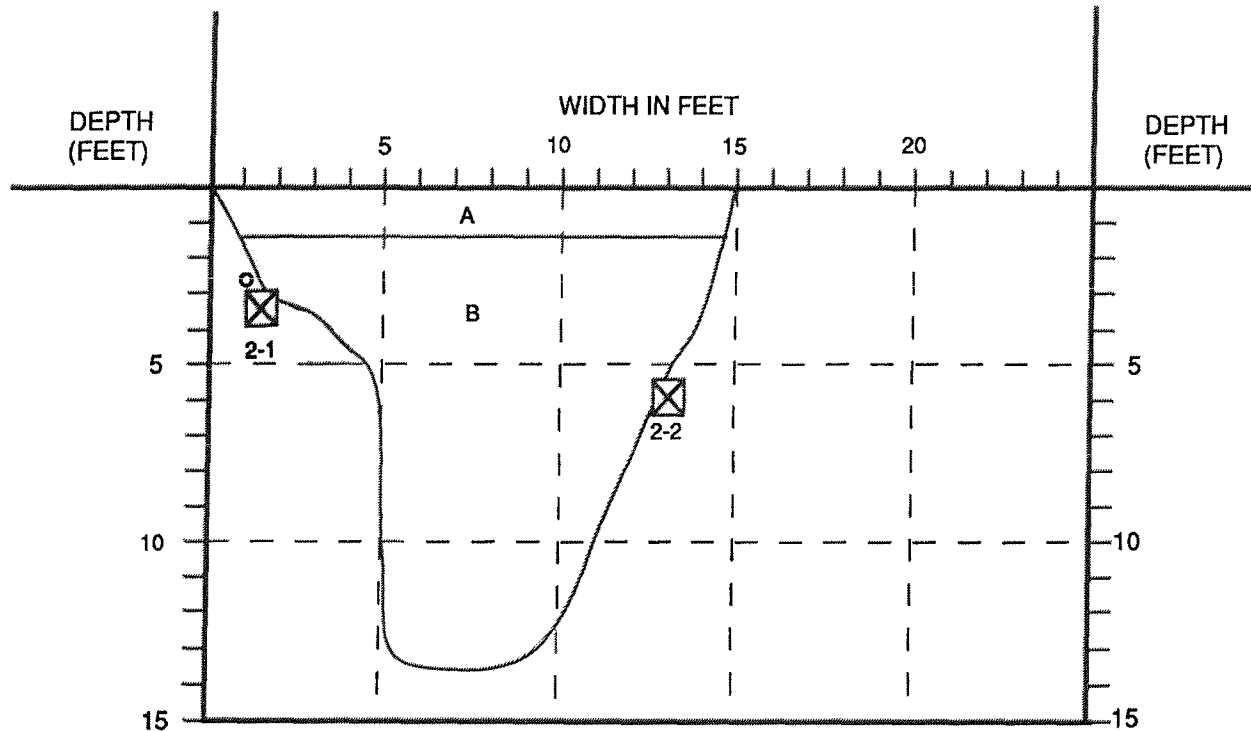
LOG OF EXPLORATORY PIT

Trans Pacific Geotechnical Consultants, Inc.

TEST PIT 2

SURFACE ELEVATION: _____ DATE EXCAVATED: 6/4/99

LOGGED BY: DRF EQUIPMENT: backhoe DATE BACKFILLED: 6/4/99



- INDICATES DEPTH OF UNDISTURBED SAMPLE
- ⊗ INDICATES DEPTH OF DISTURBED SAMPLE
- PIPE

- A. GW, Sandy GRAVEL, dry, (loose), [FILL].
- B. CL/GC, Dark brown and black layered sandy CLAY with wood, brick, reinforcing steel, large rock fragments, and a block of granite, moist, (loose and soft), [FILL]. Grading to yellowish brown clayey GRAVEL at around 11 feet to 12 feet, moist, (loose), [FILL].

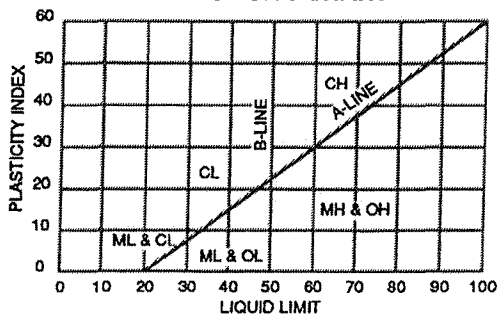
LOG OF EXPLORATORY PIT

Trans Pacific Geotechnical Consultants, Inc.

UNIFIED SOIL CLASSIFICATION SYSTEM

SYMBOL	LETTER	DESCRIPTION	MAJOR DIVISIONS				
	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	CLEAN GRAVELS (LITTLE OR NO FINES)	GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GRAVELS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE		
	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES					
	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES					
	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES					
	SW	WELL-GRADED SAND, GRAVELLY SANDS, LITTLE OR NO FINES	CLEAN SANDS (LITTLE OR NO FINES)	SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	SANDS 50% OR MORE OF COARSE FRACTION PASSES NO. 4 SIEVE		
	SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES					
	SM	SILTY SANDS, SAND-SILT MIXTURES					
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES					
	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY	SILTS & CLAYS (LIQUID LIMIT LESS THAN 50)	COARSE-GRAINED SOILS MORE THAN 50% OF MATERIAL IS RETAINED ON NO. 200 SIEVE	FOR VISUAL CLASSIFICATION, THE 1/4" SIZE MAY BE USED AS EQUIVALENT TO THE NO. 4 SIEVE SIZE		
	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS					
	OL	ORGANIC SILTS AND ORGANIC SILT-CLAYS OF LOW PLASTICITY					
	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	SILTS & CLAYS (LIQUID LIMIT 50 OR MORE)			FINE-GRAINED SOILS 50% OR MORE OF MATERIAL PASSES THE NO. 200 SIEVE	THE NO. 200 U.S. STANDARD SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE
	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS					
	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS					
	PT	PEAT AND OTHER HIGHLY ORGANIC SOILS	HIGHLY ORGANIC SOILS				

PLASTICITY CHART



KEY TO SAMPLES

- INDICATES DEPTH OF UNDISTURBED SAMPLE
- INDICATES DEPTH OF DISTURBED SAMPLE
- INDICATES DEPTH OF SAMPLING ATTEMPT WITH NO RECOVERY
- INDICATES DEPTH OF STANDARD PENETRATION TEST
- INDICATES DEPTH OF UNDISTURBED "S" (SHELBY) TYPE SAMPLE

KEY TO TEST DATA

- GS - GRAIN-SIZE DISTRIBUTION
- DSCU - DIRECT SHEAR TEST, CONSOLIDATED - UNDRAINED
- DSUU - DIRECT SHEAR TEST, UNCONSOLIDATED - UNDRAINED
- TXUU - TRIAXIAL COMPRESSION TEST, UNCONSOLIDATED - UNDRAINED

TYPES OF SOIL SAMPLERS

- MC - MODIFIED CALIFORNIA SAMPLER
- NX - ROCK CORING
- P - PISTON SAMPLER
- PT - PITCHER BARREL SAMPLER
- S - SHELBY SAMPLER
- SPT - STANDARD PENETRATION TEST SAMPLER
- U - UNDERWATER SAMPLER

**SOIL CLASSIFICATION CHART
AND KEY TO TEST DATA**

Trans Pacific Geotechnical Consultants, Inc.

APPENDIX

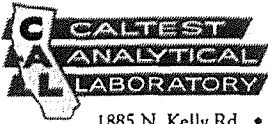
Report

Prepared By

CALTEST ANALYTICAL LABORATORY

Laboratory No. 9906-181

June 25, 1999



1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

June 25, 1999

Mr. Eddy T. Lau, P.E.
Trans Pacific GeoTechnical
445 Grant Avenue, Suite 403
San Francisco, CA 94108


Dear Mr. Lau:

On June 7, 1999, Caltest received four soil samples which were logged into our system as lab order number 9906181. Per your request, two of the four samples were analyzed for California Assessment Manual (CAM) Metals, Asbestos, Total Petroleum Hydrocarbons (TPH) as Gas, Total Petroleum Hydrocarbons (TPH) as Diesel, and Polychlorinated Biphenyls (PCB).

The following analytical report indicates a detection on both soil samples for an unidentified petroleum hydrocarbon pattern which was quantitated as Diesel # 2. All metals were below the Total Threshold Limit Concentration (TTLC) Limits, however, Chromium and Lead were detected above 10 times the Soluble Threshold Limit Concentration (STLC) Limit. This is an indication that an STLC Extraction and analysis needs to be performed on both soil samples for Chromium, and Lead.

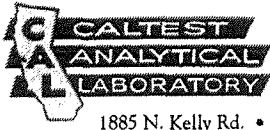
Please do not hesitate to call me at the laboratory if you have any questions regarding this report.

Sincerely,
Caltest Analytical Laboratory



Todd M. Albertson
Project Manager

Enclosure(s):
Caltest Lab Order # 9906181



1885 N. Kelly Rd. • Napa, California 94558

CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

(707) 258-4000 • Fax: (707) 226-1001

LAB ORDER No.: 9906-181
Page 1 of 6

REPORT of ANALYTICAL RESULTS

Report Date: 25 JUN 1999
Received Date: 07 JUN 1999

Client: Eddy T. Lau, P.E.
Trans Pacific GeoTechnical
445 Grant Avenue, Suite 403
San Francisco, CA 94108

Project: 1535-001 RUSSIAN SPA

Sampled by: DON FOWLER

<u>Lab Number</u>	<u>Sample Identification</u>	<u>Matrix</u>	<u>Sampled Date/Time</u>
9906181-1	2-1 (A & B) 3'6"	SOIL	04 JUN 99 09:20
9906181-2	2-2 (A & B) 5'6"	SOIL	04 JUN 99 09:40
9906181-3	1-1 (A & B) 3'3"	SOIL	04 JUN 99 08:30
9906181-4	1-2 (A & B) 6'6"	SOIL	04 JUN 99 08:40

Todd M. Albertson
Project Manager

Christine Horn
Laboratory Director

CALTEST authorizes this report to be reproduced only in its entirety.
Results are specific to the sample as submitted and only to the parameters reported.
All analyses performed by EPA Methods or Standard Methods (SM) 18th Ed. except where noted.
Results of 'ND' mean not detected at or above the listed Reporting Limit (R.L.).
'D.F.' means Dilution Factor and has been used to adjust the listed Reporting Limit (R.L.).
Acceptance Criteria for all Surrogate recoveries are defined in the QC Spike Data Reports.



1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

LAB ORDER No.:

9906-181

INORGANIC ANALYTICAL RESULTS

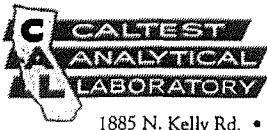
Page 2 of 6

ANALYTE	RESULT	R.L.	UNITS	D.F.	METHOD	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-1								
SAMPLE ID: 2-1 (A & B) 3'6"								
SAMPLED: 04 JUN 99 09:20								
Antimony	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1.2
Arsenic	6.7	0.8	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Barium	110.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Beryllium	ND	1.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2,3
Cadmium	ND	0.2	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Chromium	57.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Cobalt	11.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Copper	56.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Lead	210.	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Mercury	0.6	0.1	mg/kg	5	7471A	06.16.99	A990428MER	2.4
Molybdenum	ND	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Nickel	80.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Selenium	ND	2.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Silver	ND	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Thallium	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1.2
Vanadium	42.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Zinc	150.	4.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Asbestos	RR		%	1	PLM			5.6

LAB NUMBER: 9906181-2
 SAMPLE ID: 2-2 (A & B) 5'6"
 SAMPLED: 04 JUN 99 09:40

Antimony	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1.2
Arsenic	4.7	0.8	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Barium	84.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Beryllium	ND	1.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2,3
Cadmium	ND	0.2	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Chromium	51.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Cobalt	10.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Copper	41.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Lead	89.	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Mercury	1.2	0.2	mg/kg	10	7471A	06.16.99	A990428MER	2.4
Molybdenum	ND	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Nickel	55.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Selenium	ND	2.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2

- 1) Sample Preparation on 06-14-99 using 3050B
- 2) Result expressed as wet weight of sample.
- 3) The Reporting Limit (R.L.) was raised due to background interference noted in the sample.
- 4) Sample Preparation on 06-15-99 using 7471A
- 5) Analysis performed by EMSL Analytical, ELAP certification # 1620.
- 6) Refer to the attached reference laboratory report for the original certificate of analysis and supporting Quality Control data.



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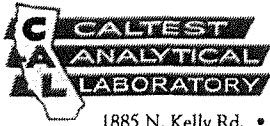
9906-181

INORGANIC ANALYTICAL RESULTS

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<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>D.F.</u>	<u>METHOD</u>	<u>ANALYZED</u>	<u>QC BATCH</u>	<u>NOTES</u>
LAB NUMBER: 9906181-2 (continued)								
Silver	ND	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Thallium	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1.2
Vanadium	45.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Zinc	100.	4.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Asbestos	RR		%	1	PLM			3.4

- 1) Sample Preparation on 06-14-99 using 3050B
- 2) Result expressed as wet weight of sample.
- 3) Analysis performed by EMSL Analytical, ELAP certification # 1620.
- 4) Refer to the attached reference laboratory report for the original certificate of analysis and supporting Quality Control data.



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ORGANIC ANALYTICAL RESULTS

ANALYTE	RESULT	R.L.	UNITS	D.F.	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-1							
SAMPLE ID: 2-1 (A & B) 3'6"							
SAMPLED: 04 JUN 99 09:20							
METHOD: EPA 8082							
POLYCHLORINATED BIPHENYLS (PCBS)							
PCB 1016	ND	0.1	mg/kg	1	06.19.99	T9901510CP	1,2,3
PCB 1221	ND	0.1	mg/kg				
PCB 1232	ND	0.1	mg/kg				
PCB 1242	ND	0.1	mg/kg				
PCB 1248	ND	0.1	mg/kg				
PCB 1254	ND	0.1	mg/kg				
PCB 1260	ND	0.1	mg/kg				
Surrogate TCMX	94.		%				
Surrogate Decachlorobiphenyl	103.		%				

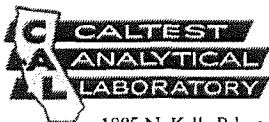
LAB NUMBER: 9906181-1 (continued)
SAMPLE ID: 2-1 (A & B) 3'6"
SAMPLED: 04 JUN 99 09:20
METHOD: EPA 8015M

TOTAL SEMI-VOLATILE PETROLEUM							
HYDROCARBONS							
Diesel Fuel	ND	4.	mg/Kg	1	06.18.99	T990148TPH	2,4,5
TPH-Extractable, quantitated as diesel	14.	4.	mg/Kg				
Surrogate o-Terphenyl	85.		%				

LAB NUMBER: 9906181-1 (continued)
SAMPLE ID: 2-1 (A & B) 3'6"
SAMPLED: 04 JUN 99 09:20
METHOD: EPA 8020A

AROMATIC HYDROCARBONS							
Benzene	ND	0.0025	mg/kg	1	06.09.99	V990064G9A	2,6
Toluene	ND	0.0025	mg/kg				
Ethylbenzene	ND	0.0025	mg/kg				
Xylenes (Total)	ND	0.0025	mg/kg				

- 1) Sample Preparation on 06-15-99 using EPA 3550
- 2) Result expressed as wet weight of sample.
- 3) The final volume of the sample extract was higher than the nominal amount, resulting in (a) higher reporting limit(s).
- 4) Sample Preparation on 06-11-99 using EPA 3550
- 5) An unidentified petroleum hydrocarbon was present in the sample. An approximate concentration has been calculated based on Diesel #2 standards.
- 6) Sample Preparation on 06-09-99 using EPA 5030



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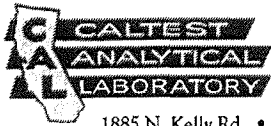
ORGANIC ANALYTICAL RESULTS

ANALYTE	RESULT	R.L.	UNITS	D.F.	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-1 (continued)							
SAMPLE ID: 2-1 (A & B) 3'6"							
SAMPLED: 04 JUN 99 09:20							
METHOD: EPA 8020A							
AROMATIC HYDROCARBONS							
(continued)							
Surrogate 4-Bromofluorobenzene [PID]	106.		%	1	06.09.99	V990064G9A	

LAB NUMBER: 9906181-2							
SAMPLE ID: 2-2 (A & B) 5'6"							
SAMPLED: 04 JUN 99 09:40							
METHOD: EPA 8082							
POLYCHLORINATED BIPHENYLS (PCBS)							
PCB 1016	ND	0.02	mg/kg	1	06.19.99	T9901510CP	1,2
PCB 1221	ND	0.02	mg/kg				
PCB 1232	ND	0.02	mg/kg				
PCB 1242	ND	0.02	mg/kg				
PCB 1248	ND	0.02	mg/kg				
PCB 1254	ND	0.02	mg/kg				
PCB 1260	ND	0.02	mg/kg				
Surrogate TCMX	87.		%				
Surrogate Decachlorobiphenyl	100.		%				

LAB NUMBER: 9906181-2 (continued)							
SAMPLE ID: 2-2 (A & B) 5'6"							
SAMPLED: 04 JUN 99 09:40							
METHOD: EPA 8015M							
TOTAL SEMI-VOLATILE PETROLEUM							
HYDROCARBONS							
Diesel Fuel	ND	4.	mg/Kg	1	06.18.99	T990148TPH	2,3,4
TPH-Extractable, quantitated as diesel	59.	4.	mg/Kg				
Surrogate o-Terphenyl	94.		%				

- 1) Sample Preparation on 06-15-99 using EPA 3550
- 2) Result expressed as wet weight of sample.
- 3) Sample Preparation on 06-11-99 using EPA 3550
- 4) An unidentified petroleum hydrocarbon was present in the sample. An approximate concentration has been calculated based on Diesel #2 standards.



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ORGANIC ANALYTICAL RESULTS

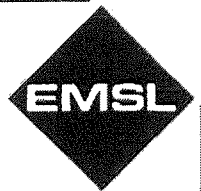
<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>D.F.</u>	<u>ANALYZED</u>	<u>QC BATCH</u>	<u>NOTES</u>
LAB NUMBER: 9906181-2 (continued)							
SAMPLE ID: 2-2 (A & B) 5'6"							
SAMPLED: 04 JUN 99 09:40							
METHOD: EPA 8020A							
AROMATIC HYDROCARBONS							
Benzene	ND	0.0025	mg/kg	1	06.09.99	V990064G9A	1.2
Toluene	ND	0.0025	mg/kg				
Ethylbenzene	ND	0.0025	mg/kg				
Xylenes (Total)	ND	0.0025	mg/kg				
Surrogate 4-Bromofluorobenzene [PID]	110.		%				

- 1) Sample Preparation on 06-09-99 using EPA 5030
- 2) Result expressed as wet weight of sample.

EMSL Analytical, Inc.

382 South Abbott Avenue
Milpitas, CA 95035

Phone: (408) 934-7010 Fax: (408) 934-7015



Attn.: Todd Albertson
Caltest Analytical Laboratory
1885 N. Kelly Road
Napa, CA 94558

Tuesday, June 15, 1999

Ref Number: CA993492

POLARIZED LIGHT MICROSCOPY (PLM)

Performed by EPA 600/R-93/116 Method*

Project: 9906181

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
9906181-1	2-1 (A & B) 3' 6"	Black Non-Fibrous Homogeneous	Crushed	None Detected		25% Quartz 75% Other	
9906181-2	2-2 (A & B) 3' 6"	Black Non-Fibrous Homogeneous	Crushed	None Detected		25% Quartz 75% Other	

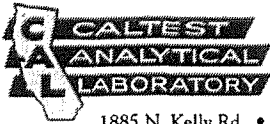
Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

* NY samples analyzed by ELAP 198.1 Method.

Nonette Patron
Analyst

Approved
Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.



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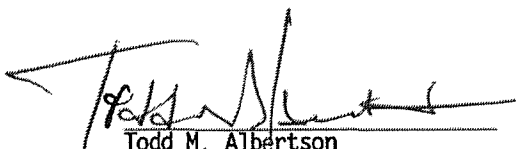
SUPPLEMENTAL QUALITY CONTROL (QC) DATA REPORT

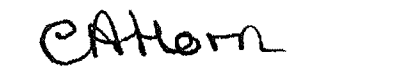
Report Date: 25 JUN 1999
Received Date: 07 JUN 1999

Client: Eddy T. Lau, P.E.
Trans Pacific GeoTechnical
445 Grant Avenue, Suite 403
San Francisco, CA 94108

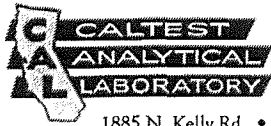
Project: 1535-001 RUSSIAN SPA

<u>QC Batch ID</u>	<u>Method</u>	<u>Matrix</u>
A990421ICP	6010B	SOIL
A990428MER	7471A	SOIL
T990148TPH	8015M	SOIL
T9901510CP	8082	SOIL
V990064G9A	8020A	SOIL


Todd M. Albertson
Project Manager


Christine Horn
Laboratory Director

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Results are specific to the sample as submitted and only to the parameters reported.
All analyses performed by EPA Methods or Standard Methods (SM) 18th Ed. except where noted.
Results of 'ND' mean not detected at or above the listed Reporting Limit (R.L.).
Analyte Spike Amounts reported as 'NS' mean not spiked and will not have recoveries reported.
'RPD' means Relative Percent Difference and RPD Acceptance Criteria is stated as a maximum.
'NC' means not calculated for RPD or Spike Recoveries.



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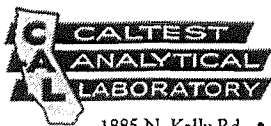
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METHOD BLANK ANALYTICAL RESULTS

<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>ANALYZED</u>	<u>NOTES</u>
QC BATCH: A990421ICP					
Antimony	ND	2.	mg/kg	06.16.99	
Arsenic	ND	0.8	mg/kg	06.15.99	
Barium	ND	1.	mg/kg	06.15.99	
Beryllium	ND	0.2	mg/kg	06.16.99	
Cadmium	ND	0.2	mg/kg	06.15.99	
Chromium	ND	1.	mg/kg	06.15.99	
Cobalt	ND	0.4	mg/kg	06.15.99	
Copper	ND	1.	mg/kg	06.15.99	
Lead	ND	0.6	mg/kg	06.15.99	
Molybdenum	ND	1.	mg/kg	06.15.99	
Nickel	ND	1.	mg/kg	06.15.99	
Selenium	ND	2.	mg/kg	06.15.99	
Silver	ND	0.6	mg/kg	06.15.99	
Thallium	ND	2.	mg/kg	06.16.99	
Vanadium	ND	0.4	mg/kg	06.15.99	
Zinc	4.45	4.	mg/kg	06.15.99	1
QC BATCH: A990428MER					
Mercury, TTLC	ND	0.01	mg/kg	06.16.99	
QC BATCH: T990148TPH					
TOTAL SEMI-VOLATILE PETROLEUM HYDROCARBONS				06.18.99	
Diesel Fuel	ND	4.	mg/Kg		
TPH-Extractable, quantitated as diesel	ND	4.	mg/Kg		
Surrogate o-Terphenyl	97.		%		
QC BATCH: T9901510CP					
POLYCHLORINATED BIPHENYLS (PCBS)				06.19.99	
PCB 1016	ND	0.02	mg/kg		
PCB 1221	ND	0.02	mg/kg		
PCB 1232	ND	0.02	mg/kg		
PCB 1242	ND	0.02	mg/kg		
PCB 1248	ND	0.02	mg/kg		
PCB 1254	ND	0.02	mg/kg		
PCB 1260	ND	0.02	mg/kg		
Surrogate TCMX	59.		%		
Surrogate Decachlorobiphenyl	142.		%		

1) Low level contamination noted in the Method Blank; sample results less than the RL or greater than 10 times the contamination level are reported.



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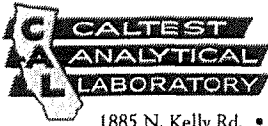
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METHOD BLANK ANALYTICAL RESULTS

<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>ANALYZED</u>	<u>NOTES</u>
QC BATCH: V990064G9A					
AROMATIC HYDROCARBONS				06.09.99	
Benzene	ND	0.0025	mg/kg		
Toluene	ND	0.0025	mg/kg		
Ethylbenzene	ND	0.0025	mg/kg		
Xylenes (Total)	ND	0.0025	mg/kg		
Methyl tert-Butyl Ether (MTBE)	ND	.125	mg/kg		
Surrogate 4-Bromofluorobenzene [PID]	112.		%		



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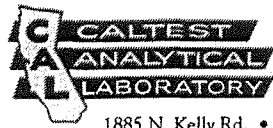
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LABORATORY CONTROL SAMPLE ANALYTICAL RESULTS

ANALYTE	SPIKE AMOUNT	SPIKE\DUPLICATE RESULT	SPK\DUPLICATE %REC	ACCEPTANCE %REC \RPD	REL% DIFF	ANALYZED	NOTES
QC BATCH: A990421ICP							
Antimony	19.8	20.9\	106\	75-125\35		06.16.99	
Arsenic	19.9	21.2\	107\	75-125\35		06.15.99	
Barium	99.6	105.\	105\	75-125\35		06.15.99	
Beryllium	19.8	21.6\	109\	75-125\35		06.16.99	
Cadmium	9.96	10.6\	106\	75-125\35		06.15.99	
Chromium	19.9	21.2\	107\	75-125\35		06.15.99	
Cobalt	19.9	20.4\	103\	75-125\35		06.15.99	
Copper	19.9	20.8\	105\	75-125\35		06.15.99	
Lead	99.6	106.\	106\	75-125\35		06.15.99	
Molybdenum	19.9	21.1\	106\	75-125\35		06.15.99	
Nickel	19.9	20.3\	102\	75-125\35		06.15.99	
Selenium	19.9	20.7\	104\	75-125\35		06.15.99	
Silver	19.9	20.3\	102\	75-125\35		06.15.99	
Thallium	99.2	104.\	105\	75-125\35		06.16.99	
Vanadium	19.9	20.8\	105\	75-125\35		06.15.99	
Zinc	99.6	108.\	108\	75-125\35		06.15.99	
QC BATCH: A990428MER							
Mercury, TTLC	0.200	0.229\	114\	75-125\35		06.16.99	
QC BATCH: T990148TPH							
TOTAL SEMI-VOLATILE PETROLEUM HYDROCARBONS						06.18.99	
Diesel Fuel	66.7	58.6\	88\	59-134\			
Surrogate o-Terphenyl	6.7	7.40\	110\	60-111\			
QC BATCH: T9901510CP							
POLYCHLORINATED BIPHENYLS (PCBS)						06.25.99	
PCB 1260	0.133	0.166\	125\	70-130\			
Surrogate TCMX	0.0133	0.0125\	94\	13-147\			
Surrogate Decachlorobiphenyl	0.0133	0.0158\	119\	23-167\			
QC BATCH: V990064G9A							
AROMATIC HYDROCARBONS						06.09.99	
Benzene	0.033	0.0450\	136\	79-134\			
Toluene	0.195	0.227\	116\	56-140\			
Surrogate 4-Bromofluorobenzene [PID]	0.100	0.113\	113\	72-123\			



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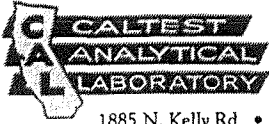
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MATRIX SPIKE ANALYTICAL RESULTS

ANALYTE	ORIGINAL RESULT	SPIKE AMOUNT	SPIKE\NDUP RESULT	SPK\NDUP %REC	ACCEPTANCE %REC \RPD	REL% DIFF	ANALYZED	NOTES
QC BATCH: A990421ICP QC SAMPLE LAB NUMBER: 9906181-1								
Antimony QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	ND	19.8	18.0\19.0	91\96	75-125\35	5.4	06.16.99	
Arsenic QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	6.67	19.9	26.3\25.9	98\96	75-125\35	1.5	06.15.99	
Barium QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	111.	99.6	207.\209.	96\98	75-125\35	1	06.15.99	
Beryllium QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	ND	19.8	19.2\19.1	97\96	75-125\35	0.5	06.16.99	
Cadmium QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	ND	9.96	9.61\9.53	96\96	75-125\35	0.8	06.15.99	
Chromium QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	57.2	19.9	67.8\64.5	53\37	75-125\35	5.0	06.15.99	1
Cobalt QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	10.9	19.9	28.8\28.7	90\89	75-125\35	0.4	06.15.99	
Copper QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	55.8	19.9	72.0\66.5	81\54	75-125\35	7.9	06.15.99	1
Lead QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	211.	99.6	289.\329.	78\118	75-125\35	13.	06.15.99	
Molybdenum QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	ND	19.9	20.4\20.3	103\102	75-125\35	0.5	06.15.99	
Nickel	80.3	19.9	83.6\91.5	17\56	75-125\35	9.0	06.15.99	1

1) Spike recovery outside control limits. Spike added less than one half sample concentration. LCS/LCSD and Method Blank are in control.





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MATRIX SPIKE ANALYTICAL RESULTS

ANALYTE	ORIGINAL RESULT	SPIKE AMOUNT	SPIKE\DUP RESULT	SPK\DUP %REC	ACCEPTANCE %REC \RPD	REL% DIFF	ANALYZED	NOTES
QC BATCH: A990421ICP (continued)								
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Selenium	ND	19.9	20.3\20.1	102\101	75-125\35	1	06.15.99	
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Silver	ND	19.9	19.5\19.4	98\97	75-125\35	0.5	06.15.99	
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Thallium	ND	99.2	97.3\97.2	98\98	75-125\35	0.1	06.16.99	
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Vanadium	42.1	19.9	61.8\58.8	99\84	75-125\35	5.0	06.15.99	
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Zinc	154.	99.6	268.\245.	114\91	75-125\35	9.0	06.15.99	
QC BATCH: A990428MER								
QC SAMPLE LAB NUMBER: 9906289-1								
Mercury, TTLC	0.0569	0.200	0.268\0.254	106\98	75-125\35	5.4	06.16.99	
QC BATCH: T9901510CP								
QC SAMPLE LAB NUMBER: 9906181-1								
POLYCHLORINATED BIPHENYLS (PCBS)							06.19.99	
PCB 1260	ND	0.133	0.121\0.124	91\93	70-130\20	2.4		
Surrogate TCMX	94.%	0.0133	0.0112\0.0119	84\89	56-129\			
Surrogate Decachlorobiphenyl	103.%	0.0133	0.0133\0.0135	100\102	19-185\			
QC BATCH: V990064G9A								
QC SAMPLE LAB NUMBER: 9906181-2								
AROMATIC HYDROCARBONS							06.09.99	
Benzene	ND	0.033	0.0280\0.0130	85\39	10-179\31	73.		
Toluene	ND	0.195	0.161\0.185	83\95	10-188\14	14.		
Surrogate 4-BromoFluorobenzene [PID]	110.%	0.100	0.106\0.115	106\115	58-143\			





SAMPLE CHAIN OF CUSTODY

PROJECT #/ PROJECT NAME
1535-001 Russian Spa

P.O. #

CLIENT: TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC. - EDDY T. LAU
 ADDRESS: 445 GRANT AVENUE SUITE 403, SAN FRANCISCO, CA 94108
 BILLING ADDRESS: SAA

REPORT TO: EDDY T. LAU

ANALYSES REQUESTED

TURN-AROUND TIME
 STANDARD
 RUSH

PHONE #: (415) 788-8627 FAX PHONE: (415) 788-3021
 SAMPLER (PRINT & SIGN NAME): Don Fowler / Don Fowler

CALTEST #	DATE SAMPLED	TIME SAMPLED	MATRIX	CONTAINER AMOUNT/TYPE	PRESERVATIVE	SAMPLE IDENTIFICATION	SITE	CLIENT LAB #	COMP. or GRAB	REMARKS
-3	6-4-99	8:30	SOIL	brass tube	ICE	1-1a	3'3"			
	↓	6-4-99		glass jar		1-1b	3'3"			
-4	6-4-99	8:40		brass tube		1-2a	6'6"			
	↓	6-4-99		glass jar		1-2b	6'6"			
-1	6-4-99	9:20		brass tube		2-1a	3'6"			
	↓	6-4-99		glass jar		2-1b	3'6"			
-2	6-4-99	9:40		brass tube		2-2a	5'6"			
	↓	6-4-99		glass jar		2-2b	5'6"			

SOISM-DIESEL
 PCB
 BTEX
 CANNMET (17)
 ASBESTOS

Hold until further notice per client with [initials]

By submittal of sample(s), client agrees to abide by the Terms and Conditions set forth on the reverse of this document.

RELINQUISHED BY	DATE/TIME	RECEIVED BY	RELINQUISHED BY	DATE/TIME	RECEIVED BY
Don Fowler	6-4-99 11:00	E. Ran	E. Ran	6/4/99 12 NOON	LABORATOR/REFRIG
LABORATOR/REFRIG	6/7/99 9:30 AM	E. Ran	E. Ran	6/7/99 1106	Tool/W/Soils

Samples: WC	MICRO	BIO	AA	SV	VOA	pH?	Y/N	TEMP: 100	SEALED: Y/N	INTACT: Y/N	
BD: BIO	WC	AA	COMMENTS								
CC: AA	SV	VOA									
SIL: HP	PT	QT	VOA								
W: HNO ₃	H ₂ SO ₄	NaOH									
PIL: HNO ₃	H ₂ SO ₄	NaOH	HCL								

MATRIX: AQ = Aqueous Nondrinking Water, Digested Metals; FE = Low F.L.S., Aqueous Nondrinking Water, Digested Metals; DW = Drinking Water; SL = Soil, Sludge, Solid; FP = Free Product
CONTAINER TYPES: AL = Amber Liter; AHL = 500 ml Amber; PT = Pint (Plastic); QT = Quart (Plastic); HG = Half Gallon (Plastic); SJ = Soil Jar; B4 = 4 oz. BACT; BT = Brass Tube; VOA = 40mL VOA; OTC = Other Type Container

Dear Planning Commission,

I am here to express grave concern about the plans being proposed for development around India Basin by Build Inc. While I am broadly supportive of efforts to activate the area and reimagine its land uses with new development, the proposed project overdevelops the shoreline and will destroy the benefits that the existing community enjoys. This project should continue, but it needs to be scaled down to half its size to garner the support of the surrounding neighborhood.

The following statements summarize problems for this project, as seen through the lens of existing residents, particularly long-time homeowners in the area:

- **An overly dense overdevelopment.** The density and clustering of buildings exceeds everything in the area. The plan would easily double the density used in the brand new Shipyard and would triple, quadruple, or quintuple the residential density prior to that. There is no reasonable justification for this increase. Nowhere else in the City has there been a rapid densification of what has been a relatively quiet, residential area. We would prefer to see Build Inc development a business model that enhances the look and feel of a shoreline community than supplant it with an urban neighborhood out of nowhere. Quite simply, this project is building too many units in too small of an area. It needs to be scaled back to something more like half its current size.
- **Building heights incompatible with the rest of the neighborhood.** Even the brand new Shipyard tops out a four-story buildings. The other buildings in the area are one-, two-, and three-story projects. Yet half of the buildings in the Build Inc proposal would be five, six, or seven stories that would soar up in a cluster and loom over everything else. Again, this makes very little sense. While building on this parcel makes sense, this level of density does not. It also appears inconsistent with Prop B in spirit, if not law.
- **Two inappropriately tall and unnecessary mid-rise towers.** The new plans from Build Inc include two 14-story residential towers. Nowhere outside of the high-rises in SoMa are we seeing this intensity of development. It is not only inconsistent with the rest of the area; it will create a bizarre eye sore. These will not be architectural marvels. They will just be two large pillars of concrete sticking up out of nowhere and visually distracting from the shoreline and the basin. The area imagines a perched beach. Stick with that. This should not be planned as if it is South Beach.
- **Insufficient aesthetic consultation with the neighborhood.** Build Inc has held over a hundred public meetings on this project. Why do these meetings not include a 3D rendering of the side that includes the existing housing on Hunters Ridge? The obvious answer is that it would demonstrate precisely what we are pointing out: it would drop an overly tall high-density neighborhood into what is otherwise a shoreline community that enjoys the relationship to the Bay that it will disrupt.
- **Insufficient thought about economic adjacencies.** The current plan does not protect against an economic marginalization in the neighborhood. The project needs features that assure that the development will bring commercial access to all members of the area, not just people who can afford to buy into new condos.
- **Respect for an ecologically sensitive area.** The wetlands that line the shoreline are home to a large number of nesting animals, who are part of the attraction. Overdevelopment will bring too many flight path obstructions, and too much density will undermine the vitality and environmental function of the shoreline's many communities.

The project includes many wonderful ideas, and I would like to recognize them:

- **Awareness of the natural beauty of the area as an asset.** The plan includes open space and landscaping that can create visual, recreational, and economic benefits. Such features include an open meadow, endemic plants, boat launch, perched beach, and shoreline walk.
- **Inclusion of the Bay Trail to create regional connectivity** and to draw people visually, recreationally, and economically into southeastern San Francisco.
- **A mixed-use plan that provides much-needed commercial venues and economic opportunities.** This plan may empower at least some people to live, shop, and potentially work in the same neighborhood.
- **Attractive pedestrian and bike opportunities.** This approach support San Francisco's urban planning requirements under SB 375 (Sustainable Communities Strategy). More importantly, it supports the outdoor livability of the Bay Area that motivate many of us to live here.
- **Cascading building heights to avoid overdevelopment of the Bay's edge.** The creation of sight lines to the Bay across the acreage and beyond is an important part of empowering and activating the entire area, not just one master planner's development.

Without attention to ways that this development blocks the rest of the neighborhood, this project will hoard the area's best features for newcomers. While this project avoids displacement by creating new housing, the current plans are an environmental displacement of existing residents with an overly dense, overly tall, aesthetically disruptive overdevelopment. It needs to be scaled back a size appropriate for the area.

Like other members of the sixty-three household Morgan Heights Homeowners Association, my current position about this project is "oppose." In the strongest possible terms, I encourage the Planning Commission to oppose the current version of the project and send it back for redesign.

However, I could imagine supporting this project if Build Inc were to revise it in the following ways:

- Bring the scale and scope into line with the existing neighborhood;
- Respect existing development by restricting maximum building heights to those less than or equal to the four-story buildings already along Innes Street;
- Construct three-dimensional diagrams of the buildings to evaluate how they will visually, aesthetically, and economically impact the existing neighborhood;
- Continue, as in current plans, to cascade building heights to maximize the primary asset in the area, the Bay shoreline and India Basin;
- Respects the wetland and maintain it in the Bain and along the shoreline as an accessible feature for the entire neighborhood;
- Design for a density that offers the neighborhood and City a step forward without a 2-5x increase in density of developing on one small parcel adjacent to a wetland;

- Includes the following features: Bay Trail connection, open space abutting India Basin, commercial development, ample bike and walk lanes, and boosts for the attractiveness of mass transit connectivity and utility for people who live here;

The current plan includes many amenities that may need the planned density to fund profitably. I would understand if revision to the plans necessitate a scaling back or delay of some nice-to-have features, pending a future assessment of the project's profitability. (An example is the perched beach – a nice feature to have, but not at the expense of overdevelopment.) The most important decision that you make today is how to sustain the beauty of India Basin and the fabric of the residents who already call the area home.

This greenfield conversion is part of a larger effort to reimagine the waterfront from Islais Creek down to Candlestick Point. The design choices made today will not only affect generations to come, but will likely permanently reshape the ecology of the shoreline. The Planning Commission should support development, but it should assure that it does not overbuild. We implore you to think beyond this individual development project and toward the longer-term vitality of the shoreline and the compatibility with the surrounding neighborhood that is also trying to rise.

Please help us help Build Inc scale this back and get it right.

Thank you.

Sincerely,
Chad White, PhD
Environmental Planner
Member of Morgan Heights Homeowners Association

RECEIVED
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SAN FRANCISCO

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BY bw

2324

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BERKELEY, CA 94707

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