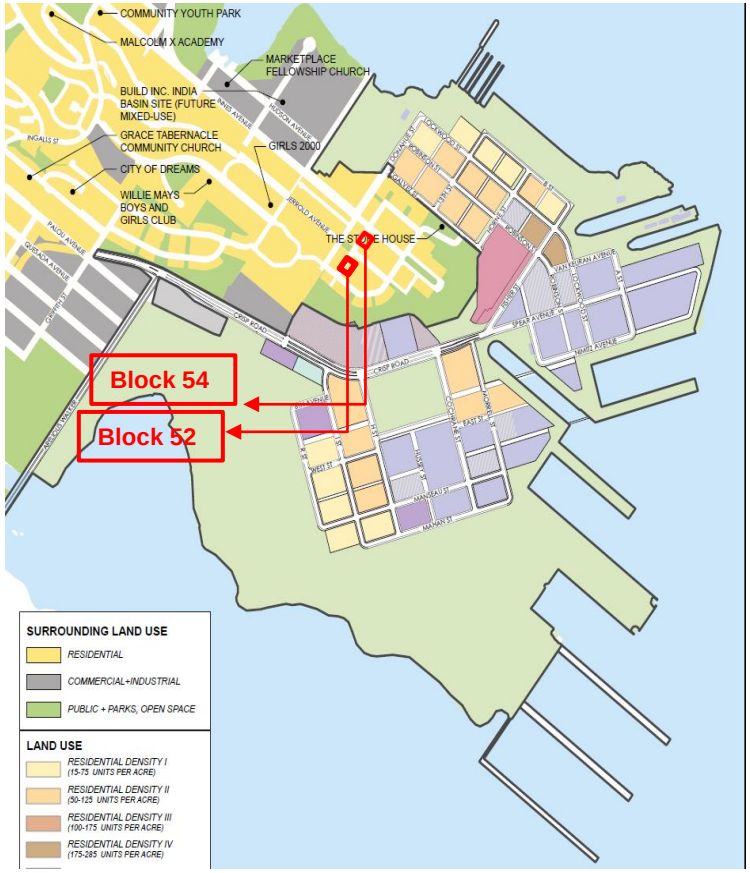
Hunters Point Shipyard Phase 1
151& 351Friedell /Blocks 52 and 54
Elective Soil Testing Update
12.12. 2022

Site Location and Amenities



SURROUNDING LAND USE

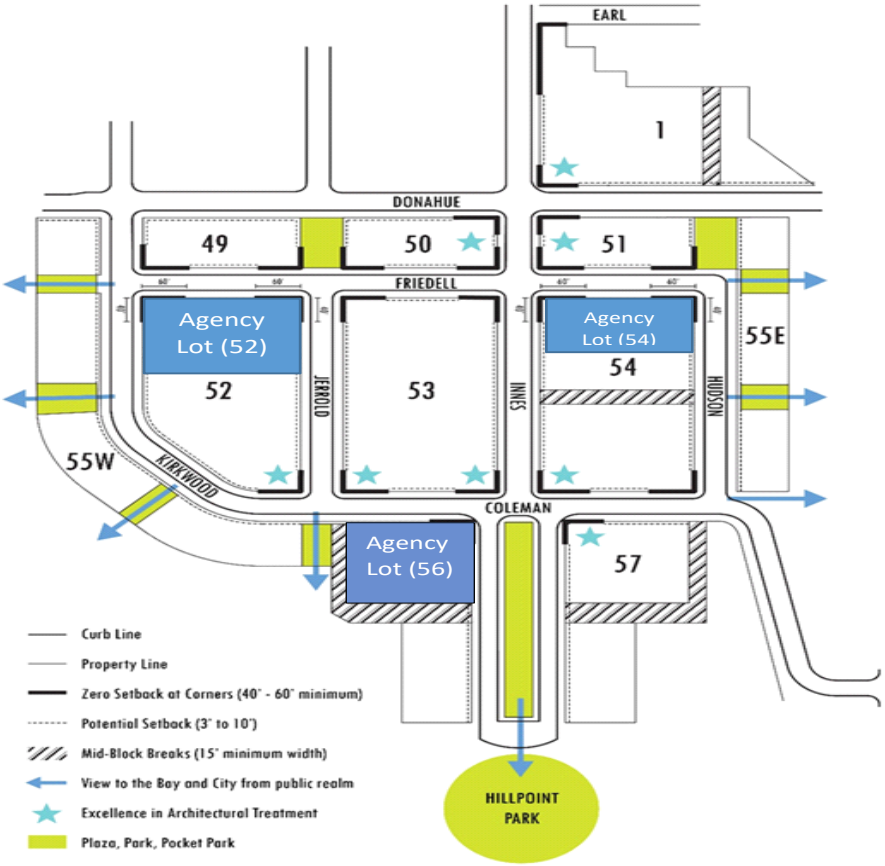
- *RESIDENTIAL*
- *COMMERCIAL+INDUSTRIAL*
- *PUBLIC + PARKS, OPEN SPACE*

LAND USE

- *RESIDENTIAL DENSITY I (15-75 UNITS PER ACRE)*
- *RESIDENTIAL DENSITY II (50-125 UNITS PER ACRE)*
- *RESIDENTIAL DENSITY III (100-175 UNITS PER ACRE)*
- *RESIDENTIAL DENSITY IV (175-285 UNITS PER ACRE)*
- *ARTIST (ART)*
- *COMMERCIAL (CM) (INCLUDES R&D, OFFICE, HOTEL)*
- *INFRASTRUCTURE / UTILITY (I / U)*
- *PARKING (SP)*
- *COMMUNITY USE (CU)*
- *EDUCATION (E)*
- *PARKS AND OPEN SPACE*

** GROUND FLOOR NEIGHBORHOOD RETAIL / MAKER PDR SPACE IS ALLOWED ON ALL BLOCKS, PER THE D4D.*

Hunters Point Shipyard Phase 1 Hilltop Parcels



Blocks 52 &54

Location of Blocks 52 & 54 within the current Hilltop aerial photo

Project Background

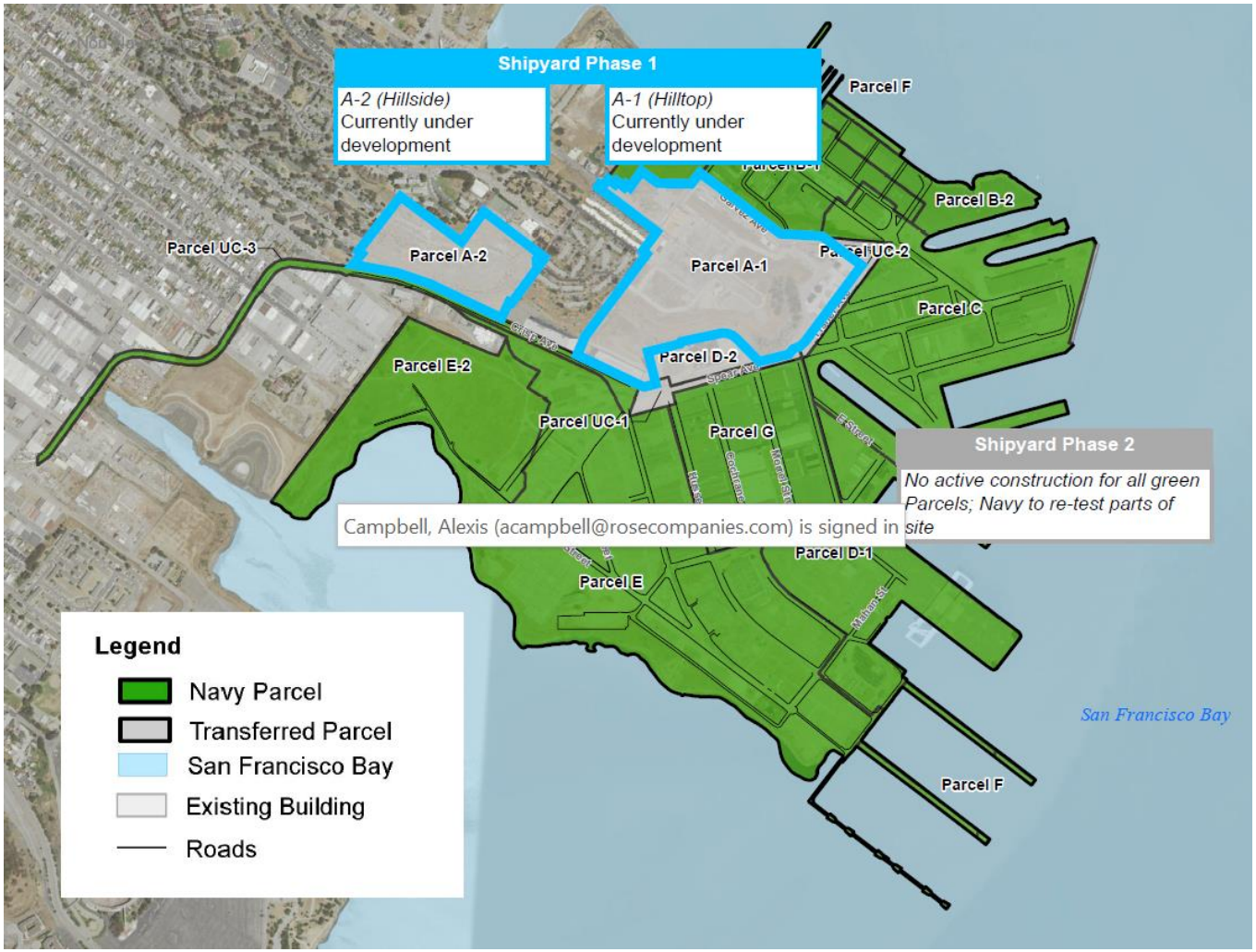
Development Team

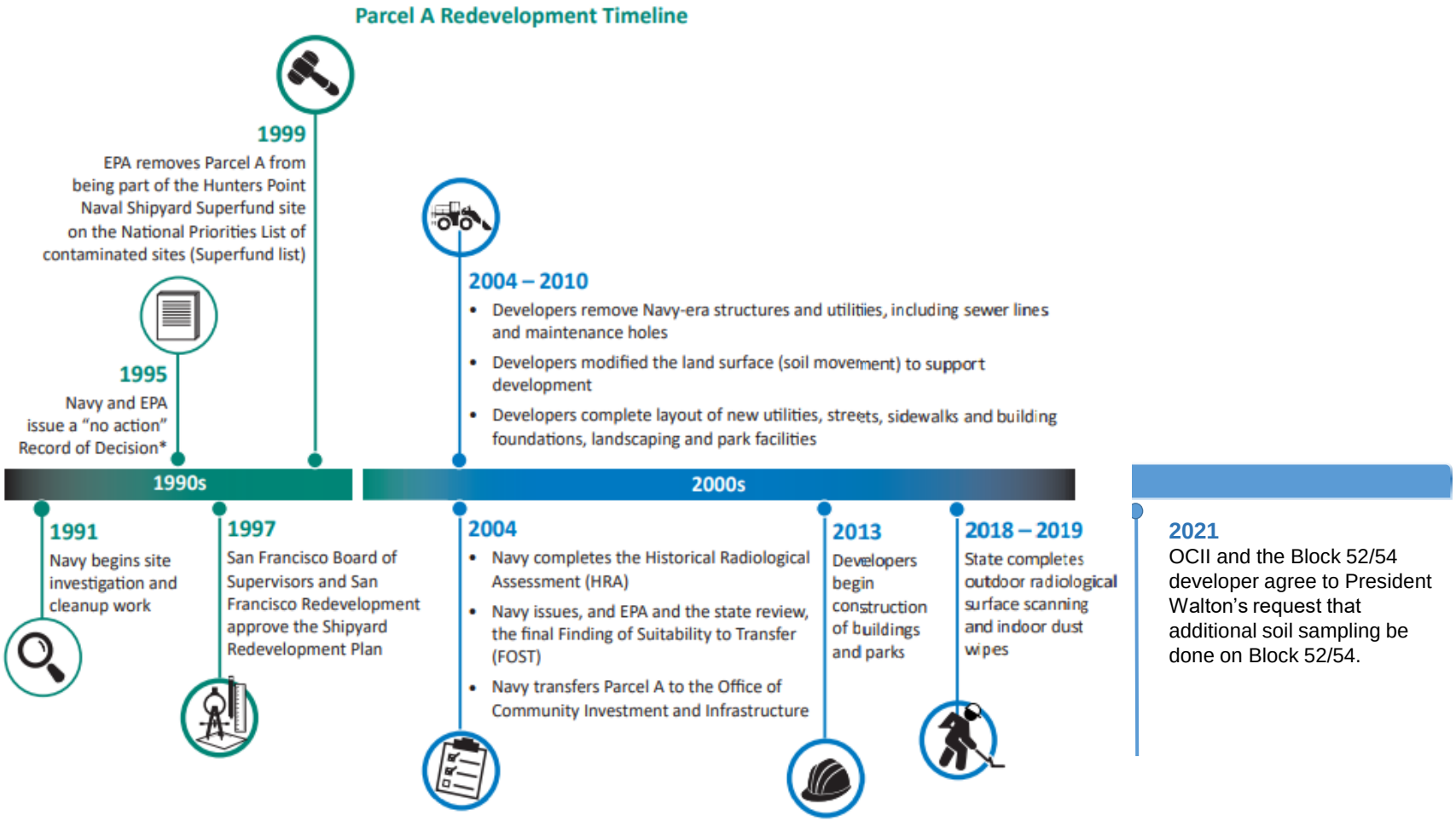
- Co-Developers:
  - Jonathan Rose Companies (“JRCo”)
  - Bayview Hunters Point Multipurpose Senior Services (“BHPMSS”)

Project Status

- November 2022: CDLAC Award
- April 2023: OCII Commission approval of Ground Lease
- Spring 2023: Construction begins

Hunters Point Shipyard Development Status





Source: Timeline 1991-2019 EPA Factsheet, "Bayview Hunters Point's Parcel A is Suitable for Residential Use," November 2020

Bayview Hunters Point's Parcel A is Suitable for Residential Use

The Hunters Point Naval Shipyard Superfund site (HPNS) does not include Parcel A. Historically, the Navy used this area for residential and administrative purposes. Based on information gathered since 1991, the United States Environmental Protection Agency (EPA) is confident Parcel A is suitable for work, recreation and residential use. As such, EPA removed Parcel A from being part of the HPNS on the National Priorities List of contaminated sites (or Superfund list).

The California Department of Public Health recently completed radiological surface scanning and concluded there are no radiological health concerns throughout Parcel A (*see page 7*). The Office of Community Investment and Infrastructure (successor agency to the San Francisco Redevelopment Agency) will continue to redevelop Parcel A, working with its development partners.

In response to requests from the community, EPA developed this fact sheet which summarizes work from other entities.

At a Glance

- Parcel A is suitable for residential use
- Parcel A is no longer part of the Hunters Point Naval Shipyard Superfund site
- Parcel A occupants are protected from site-related contamination

Source: EPA Factsheet, "Bayview Hunters Point's Parcel A is Suitable for Residential Use," November 2020

Elective Soil Testing Scope of Work

- 24 soil borings ranging at various depths up to 15 ft distributed throughout the Blocks 52 and 54
- The number and depth of exploratory borings provide for sufficient site characterization based on
  a) the available space and the depth of the soil above bedrock
  b) the amount and type of chemical and radiological testing proposed
  c) Department of Toxic Substances Control (DTSC) guidance on characterizing imported fill materials
- Radionuclides testing included soil samples collected at depths above bedrock at approximately 0.5, 1.5, and 3.0 feet below ground surface

Soil Boring Location Plan – Block 52

Soil Boring Location Plan – Block 54

Results: Radiological Testing

- Langan analyzed soil samples for:

Americium-241	Cobalt-60	Radium-226	Thorium-232
Cesium-137	Plutonium-239	Strontium-90	Uranium-235

- Results provided as picocuries per gram of soil (pCi/g)
- What testing found:
  - **No contamination is present**

Background Radiation

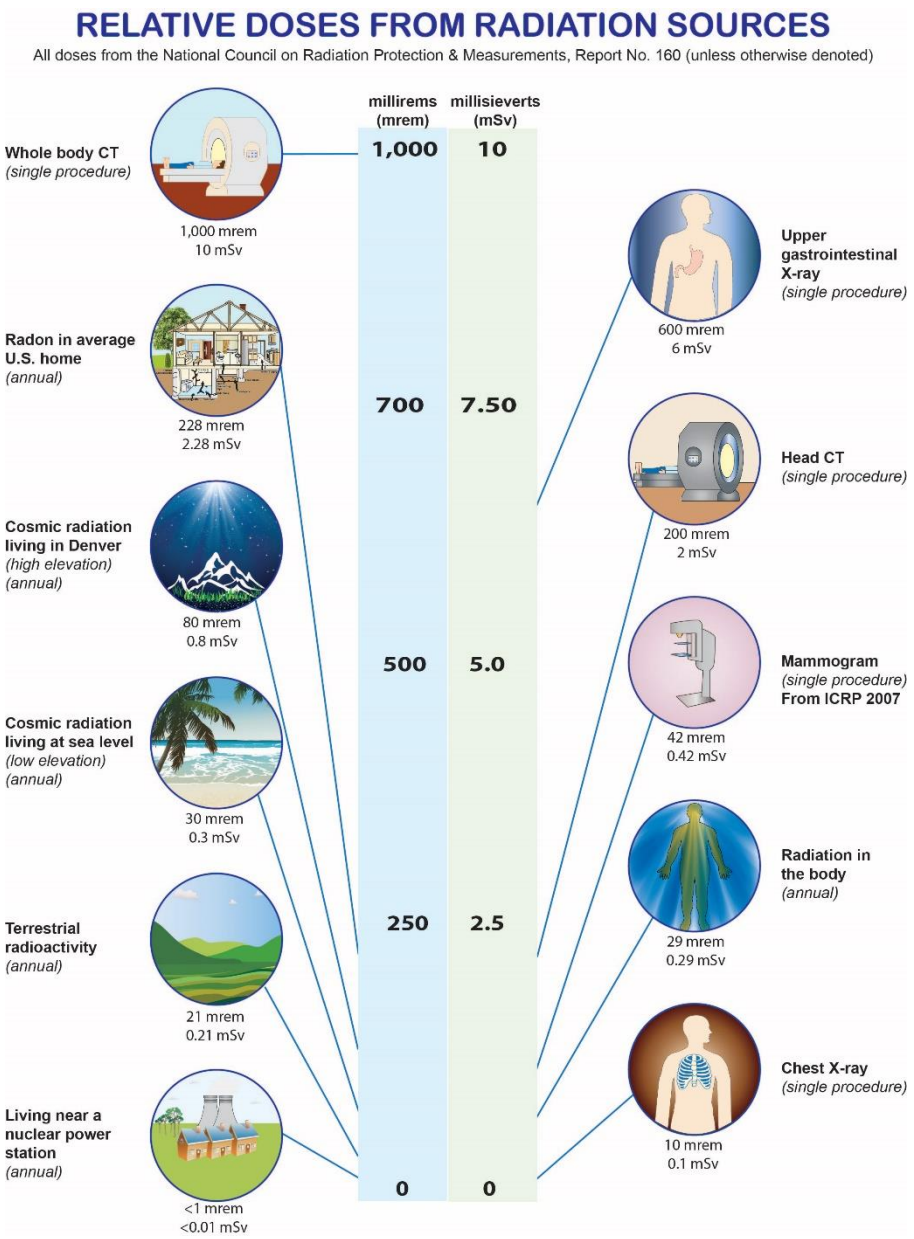
Radiation is present worldwide

Radiation dose is the amount of radiation energy absorbed by the body in everyday life

Radiation dose is measured in **millirem**

A couple examples:

- Living anywhere, terrestrial radioactivity (from the land, soil, rock) is 21 millirem (per year)
- A round trip flight from west to east coast is 3.7 millirem (per trip)



Understanding Results: Radiological Testing

- Per applicable guidance, radiological data is reviewed as a whole across the site
  - We collect multiple samples so that we can understand the overall distribution of dispersion of naturally occurring radionuclides
  - “Mean” = site-wide average concentration
  - The mean for each radionuclide is compared to a “background threshold”

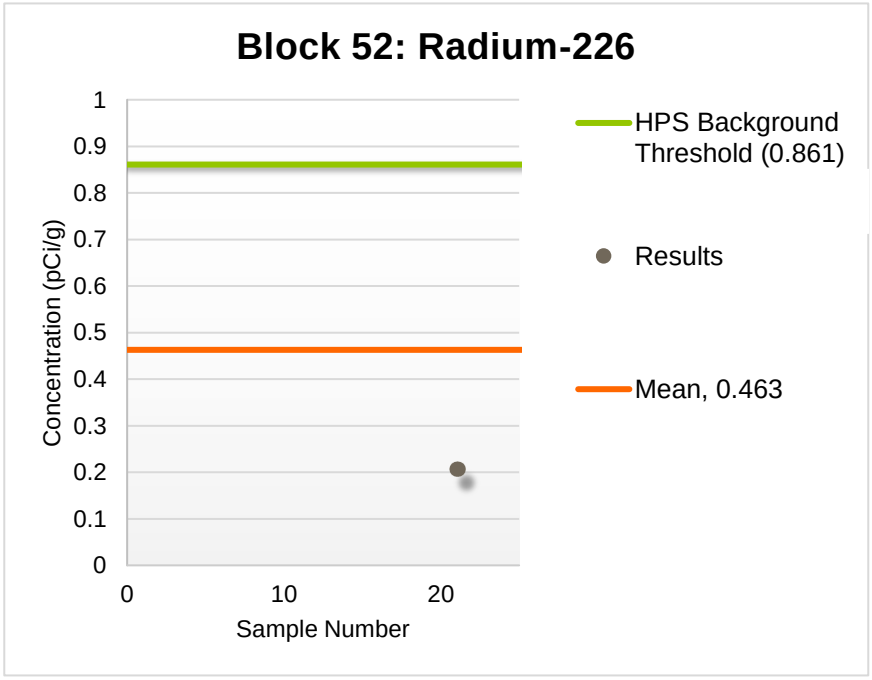
Results: Radiological Testing at Blocks 52 & 54

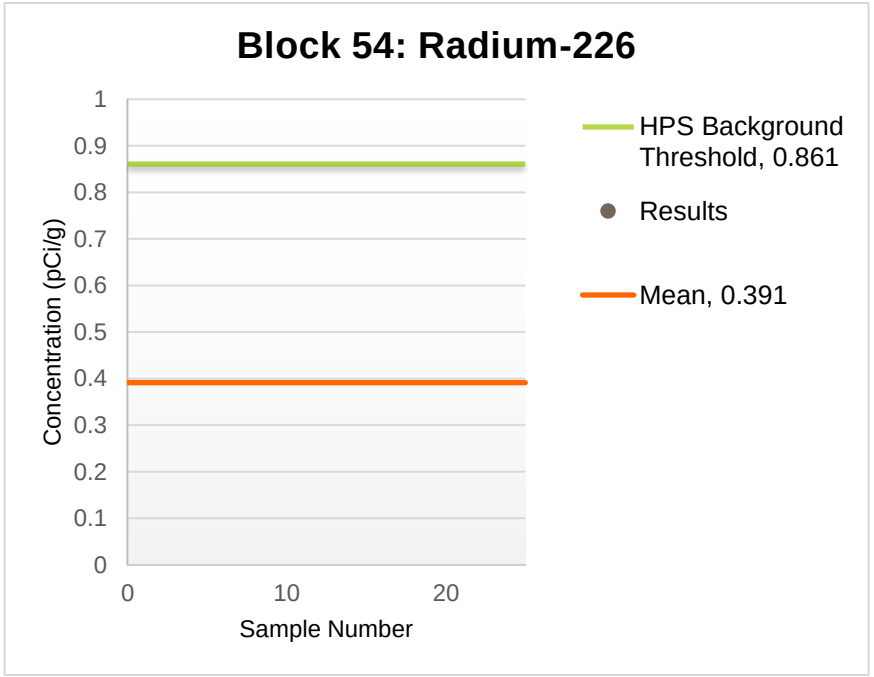
- Testing identified three radionuclides:

Radium-226	Thorium-232	Uranium-235

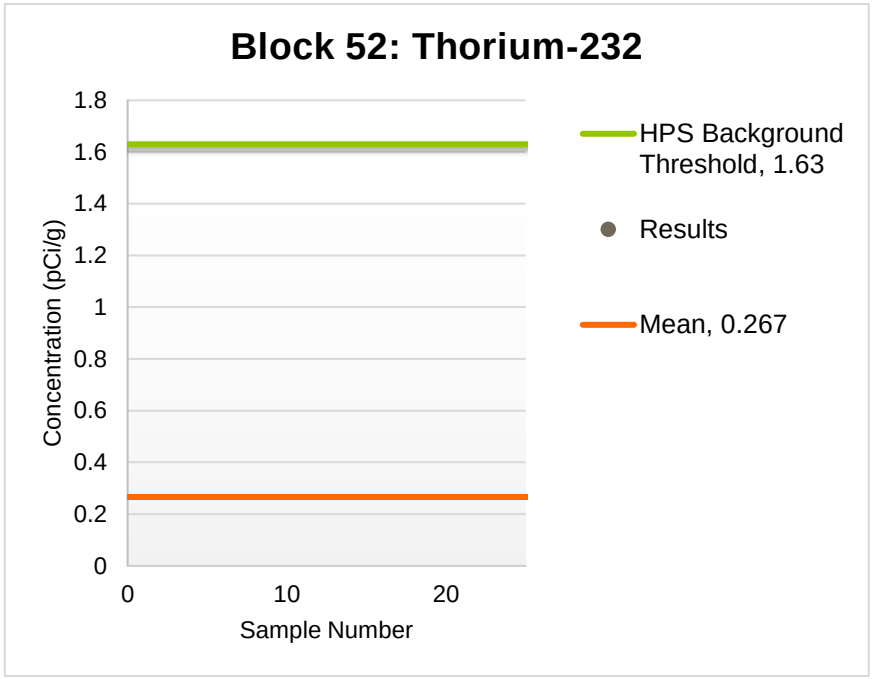
  - These radionuclides are expected since naturally occurring
  - Concentrations are similar at both blocks
- **Results are within background**
  - mean concentrations below background threshold
- Other tested radionuclides were non-detect

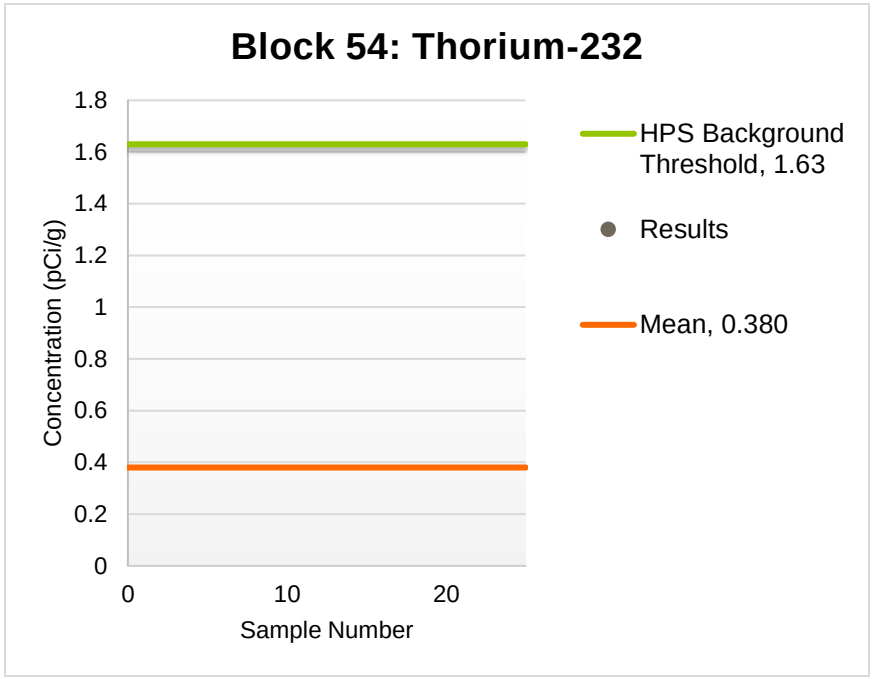
Results: Radium-226



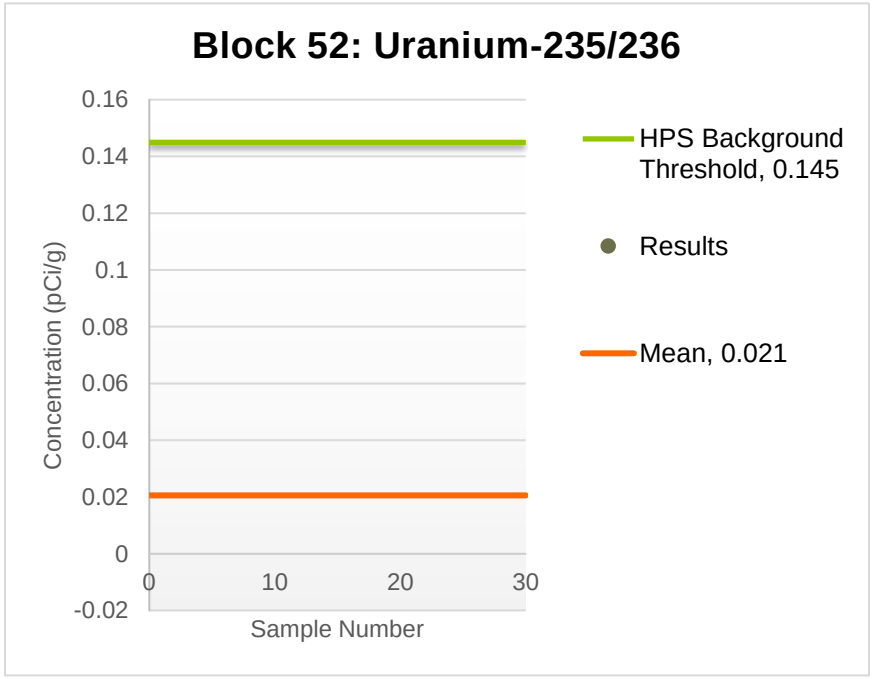


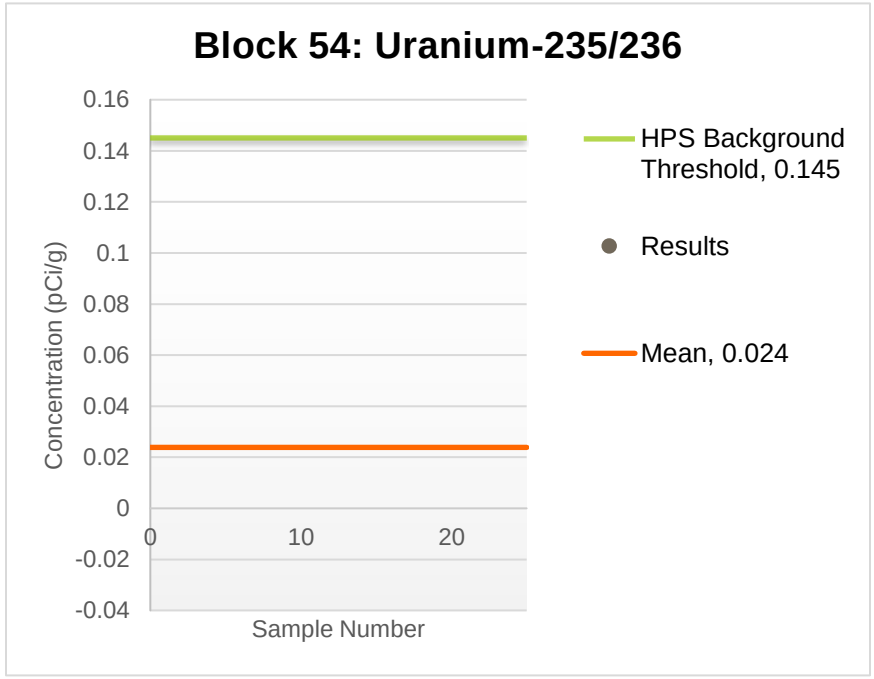
Results: Thorium-232





Results: Uranium-235/236





Conclusion

- Radiological testing results indicate no contamination and no risk to
  - construction workers
  - the public or
  - future residents

Project Contacts

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- *Alexis Campbell, Jonathan Rose Companies, Project Developer, Acampbell@rosecompanies.com*

Full Block 52 &54 Soil Testing Report can be found on 12/09/22 at:

https://sfocii.org/phase-1-environmental-studies

Questions/Comments

Appendix