

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION**

To: Office of Land Use and Climate
State Clearinghouse
P.O. Box 3044, 1400 Tenth
Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108
OF THE PUBLIC RESOURCES CODE

Project Title: Mandela Station Mixed-Use Development at Bay Area Rapid Transit District (BART)
West Oakland Station Remedial Action Plan

State Clearinghouse Number: 2012102047

Project Location: 1451 7th Street, Oakland, California 94607

County: Alameda County

Project Applicant: Mandela Station Partners, LLC

Project Description: The Department of Toxic Substances Control (DTSC) approved the Remedial Action Plan (RAP) for the Mandela Station Mixed-Use Development located on a portion of the West Oakland BART Station at 1451 7th Street in Oakland, California (Site).

Soil at the Site was found to be impacted by metals (lead, arsenic, and mercury), polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs). To address impacted soil at the Site, the following remedial actions will be implemented:

1. Soil within the development areas where metals and chemicals are identified will be excavated and removed for construction of new buildings. Approximately 18,200 cubic yards of soil will be excavated from the Project Site to accommodate building foundations for the T-1, T-3 and T-4 development projects and the T-2 Plaza. Of this excavated soil, approximately 8,550 cubic yards of contaminated soil (or about 47%) will be transported to an appropriate offsite waste disposal facility, and the remaining 9,650 cubic yards of clean soil will be used to backfill the foundation excavations.
2. The remaining soils will be capped by future structures and hardscape features following redevelopment (i.e., an “engineered cap”).
3. If remaining soil within the development area contains metals or chemicals above cleanup goals, the engineered cap will be monitored regularly and maintained to protect the integrity of the remedy following protocols established in a future operation, maintenance, and monitoring plan.
4. A Land Use Covenant will be recorded which will restrict certain activities at the Site.
5. Annual inspections will be required based on the Land Use Covenant to ensure that all Site restrictions are followed.

The City of Oakland, as Lead Agency, prepared the West Oakland Specific Plan Environmental Impact Report (EIR) and certified the Final EIR in 2014 (State Clearinghouse Number 2012102047).

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC conducted an independent analysis of potential environmental impacts associated with the remediation activities identified in the RAP. DTSC prepared an Addendum to the Final EIR for the West Oakland Specific Plan incorporating the environmental evaluation of the proposed RAP remediation to the City's Project. DTSC approved the above-described Project on August 25, 2025 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
 Site Mitigation and Restoration Program
 Berkeley Regional Office
 700 Heinz Avenue
 Berkeley, CA 94710
 (510) 540-2122 (call for appointment)

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=70000133

Contact Person	Contact Title	Phone Number
Sarah Larese	Project Manager	(714) 484-5321

Approver's Signature:



Date:

August 26, 2025

Approver's Name	Approver's Title	Approver's Phone Number
Eileen Mananian, M.S.	Branch Chief	(714) 484-5349

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: