WAREHAM
DEVELOPMENT

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By Alameda County Environmental Health 11:26 am, Nov 01, 2017

October 25, 2017

Mr. Mark Detterman
Senior Geologist, PG, CEG
Senior Hazardous Materials Specialist
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Dear Mr. Detterman:

I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on the undersigned's behalf to ACDEH's FTP server and the SWRCB's GeoTracker website.

As regards Parcel 1:

By: Richard K. Robbins
For: EmeryStation Joint Venture, LLC

As regards Parcel 4:

By: Richard K. Robbins
For: EmeryStation Office II, LLC

Landscape Soil Characterization Work Plan

Parcels 1 (EmeryStation I) and 4 (EmeryStation North)

Prepared for:

Alameda County Environmental Health
1131 Harbor Bay Pkwy
Alameda, CA 94502

GHD | 5900 Hollis St, Suite A, Emeryville, CA 94608
082825| Report No 8 | October 31, 2017

Landscape Soil Characterization Work Plan

Parcels 1 (EmeryStation I) and 4 (EmeryStation North)

Prepared for:

Alameda County Environmental Health
1131 Harbor Bay Pkwy
Alameda, CA 94502

Fred Blickle, Principal

Jacquelyn L England, PG

GHD | 5900 Hollis St, Suite A, Emeryville, CA 94608
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1. Introduction

GHD Services, Inc. (GHD) has prepared this Landscape Soil Characterization Work Plan (Work Plan) on behalf of Wareham Affiliates (Emery Station Joint Venture, LLC and Emery Station Office II, LLC) for Parcels 1 and 4 recorded on Parcel Map 7258 formerly occupied by the Westinghouse Electric Company Facility (WEC) facility located on Hollis Street between 59th Street and 62nd Street in Emeryville, California (Site), as shown on Figure 1. As requested by the Alameda County Environmental Health (ACEH), GHD is providing this Work Plan to assess conditions of the landscape soil imported to the Site in support of issuance of a Deed Restriction that will identify restrictions placed on the Site to protect Site employees, workers and the public.

Previously GHD provided a certified report regarding construction completion conditions, including figures showing the locations and elevations of materials (utilities, fill and concrete) placed over native material at the Site (GHD, letter to Mark Detterman/ACEH, August 7, 2017). Subsequently ACEH requested sampling of landscape soils imported to the Site to document that they are free of polychlorinated biphenyls (PCBs) which are known to be present in underlying native soil. In general, ACEH requested sampling to a depth of 3 feet (') below sidewalk level (bsl), with analysis of samples at -2' and -3' bsl at all locations, as well as -0.5' below land surface in mounded locations. Accordingly, Section 2 discusses sampling locations and procedures, and Section 3 discusses project schedule.

Site History is discussed in the Site Management Plan for Parcels 1 and 4, Parcel Map 7258 (GHD, June 2017).

2. Scope of Work

2.1 Health and Safety Plan

GHD will prepare a Health and Safety Plan prior to all field work. A copy of the Health and Safety Plan will be available to Site workers at all times.

2.2 Agency Oversight

On the advice of ACEH and county guidelines, as well as on the advice of DTSC, the shallow nature of this exploration by hand auger to no more than 3 feet below grade does not require special drilling or encroachment permitting.

The Alameda County Department of Public works has determined that drilling permits will not be required for this scope of work because boring depths do not exceed 5 feet below grade. Case #RO0002743 at Parcel 4 and case #RO0002742 as Parcel 1 jurisdictional oversight has been delegated to the Alameda County Department of Environmental Health (ACEH) as represented by Mark Detterman.

2.3 Utility Clearance

Prior to any drilling activities, GHD will mark out the proposed boring locations with white paint and notify Underground Service Alert (USA) of the proposed drilling locations a minimum of 72 hours prior to drilling. Following receipt of the USA ticket, GHD may procure a private utility locator to further locate and mark out additional subsurface utilities in the vicinity of the boring locations.

2.4 Borings and Sample Procedure

In the process of investigating the extent of PCB contamination within imported soil materials placed above local native soils at this location, GHD will oversee the placement and excavation of approximately 20 exploratory borings named for Parcel 1 (P1-1 through P1-12) and Parcel 4 (P4-1 through P4-8). Shown on **Figure 2** and **Figure 3**, these borehole exploration locations will be advanced by hand auger to a maximum of three feet below grade (fbg). In cases of boreholes placed atop raised landscape beds at Parcel 1 (**Figure 2**), boreholes will be advanced to grade level, and then advanced to -3 fbg in order to gather a uniform data set from this proposed scope of work.

Soil samples will be collected routinely from all twenty boreholes, at depth of -2 fbg and -3 fbg. In the cases of samples to be collected from the raised landscape beds at Parcel 1 (**Figure 2**), an additional third sail sample will be collected from this borehole at a depth of -6 inches from that ground surface elevation. Location samples will be collected following a regular collection schedule following sterile field sampling and decontamination technique in order to minimize cross-contamination during sampling. Samples will be sealed in glass jars, placed on ice and sent immediately for laboratory analysis.

ACEH has requested that grout be used as a backfill material once the boring is ready to be closed. Each boring will be filled with grout by a C-57 licensed well developer up to 12” below ground surface and let sit for at least 30 minutes or until firm enough to support top soil. Once firm, top soil will be added to bring the boring location back to grade. A labeled flag, whisker, or other marker will be left to indicate the location of the boring until ACEH has confirmed receipt of the Subsurface Investigation Report and issued a No Further Action determination for the Site.

2.5 Soil Analysis

Soil samples will be analyzed following U.S. Environmental Protection Agency (U.S. EPA) SW-846 Methods using the following method:

- Polychlorinated Biphenyls (PCBs) By U.S. EPA Method 8082

2.6 Soil Cutting Management

Any additional investigation-derived soil, water and other bulk waste will be temporarily stored onsite in labeled DOT approved 55 gallon drums pending a waste profiling and then offsite disposal at the appropriate approved disposal facilities.

2.7 Sampling Equipment Decontamination

Several sets of sampling equipment will be used during field work. Each will be decontaminated prior to use and again before each successive use. Decontamination will be conducted in accordance with 40 CFR 761.79(c)(2), Decontamination Standards and Procedures under the Toxic Substances Control Act (TSCA). Tools and sampling equipment will be decontaminated by:

i) Swabbing surfaces that have contacted soil with a solvent

ii) Conducting a double wash/rinse per 40 CFR 761.372:

a. First Wash: Cover the entire surface with organic solvent in which PCBs are soluble to at least five percent by weight. Contain and collect any runoff solvent for disposal. Scrub rough surfaces with a scrub brush or disposable scrubbing pad and solvent such that each 900 cm^2 (one square foot) of the surface is always very wet for one minute. Wipe smooth surfaces less than one square foot shall also be wiped for one minute. Wipe, mop, and/or sorb the solvent onto absorbent material until no visible traces of the solvent remain.

b. First Rinse: Wet the surface with clean rinse solvent such that the entire surface is very wet for one minute. Drain and contain the solvent from the surface. Wipe the residual solvent off the drained surface using a clean, disposable absorbent pad until no liquid is visible on the surface.

c. Second wash: repeat the procedures in paragraph (a) from above. The rinse solvent from the first rinse may be used

d. Second Rinse: Repeat the procedures in paragraph (b) from above.

Decontamination liquids, if generated, will be collected and pumped into an appropriate container (e.g., 55-gallon DOT-approved steel drum) for temporary storage prior to disposal. Decontamination liquids will be transported to a pre-approved disposal facility consistent with 40 CFR 761.79 (g)(4).

2.8 Reporting

Following completion of all field activities and receipt of the analytical results, GHD will prepare a Subsurface Investigation Report that at a minimum will include:

- Descriptions of the soil borings and sampling activities,
- Soil boring logs and associated borehole details,
- Figures depicting the borehole locations and the associated sample results,
- Tabulated soil results,
- Laboratory reports and chain of custody forms,
- An evaluation of the analytical results and distribution of polychlorinated biphenyls (PCB's), and
- Conclusions and recommendations.

3. Schedule

Under direction of the prescribed work plan, and following the guidance of ACEH and DTSC, GHD's objective is to complete all work discussed within this plan before December 30, 2017.

Figures

SOURCE: USGS QUADRANGLE MAP; OAKLAND WEST, CALIFORNIA, 1993

0 500 1500ft

PARCELS 1 AND 4 EMERY STATION I
AND EMERY STATION NORTH
EMERYVILLE, CALIFORNIA

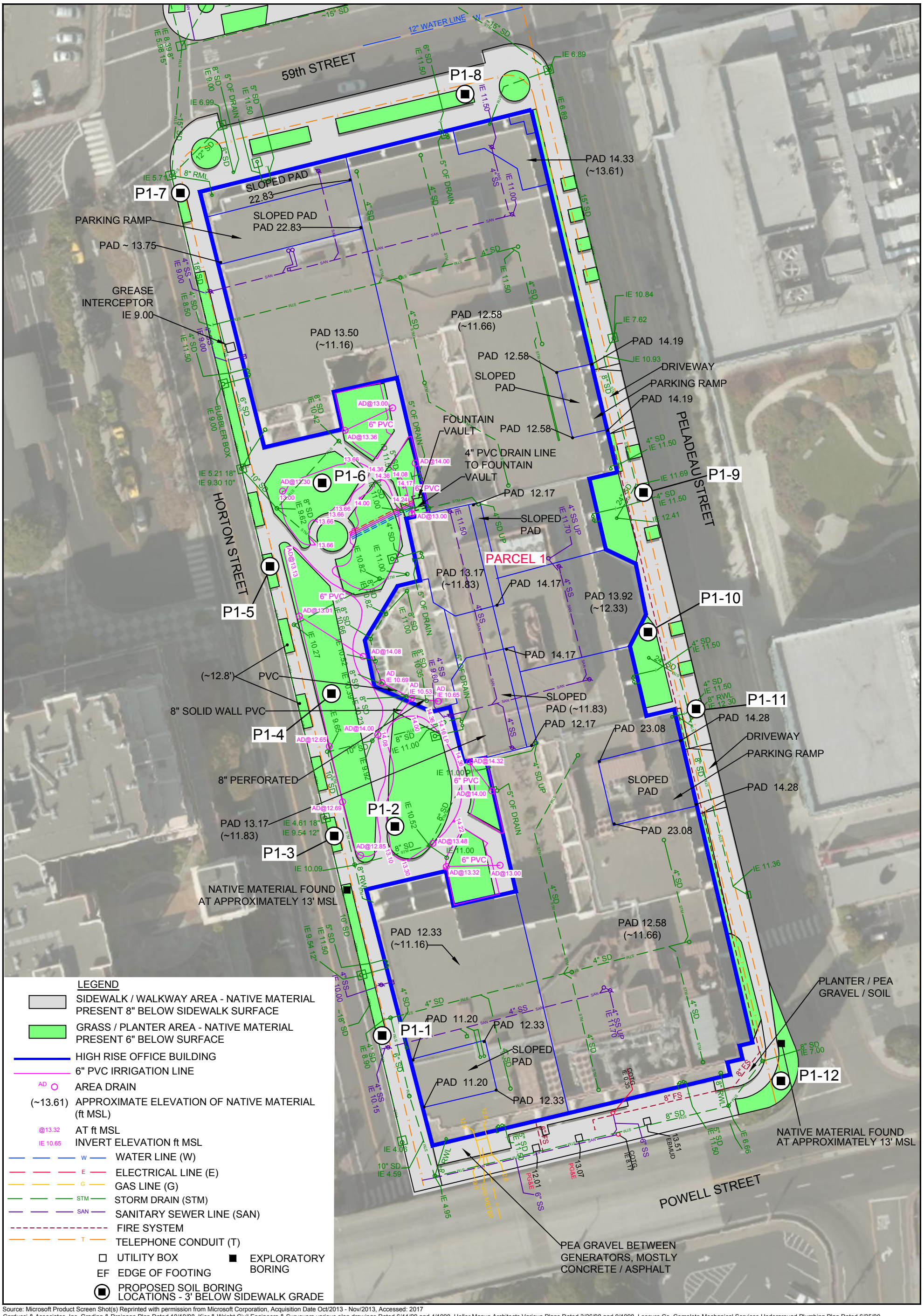
082825-01

Oct 12, 2017

VICINITY MAP

Figure 1

CAD File: I:\Sonoma.Public\CAD\drawings\080000s\082825\082825-REPORT\082825-01(008)GN\082825-01(008)GN-SO001.DWG



Source: Microsoft Product Screen Shot(s) Reprinted with permission from Microsoft Corporation, Acquisition Date Oct/2013 - Nov/2013, Accessed: 2017
Carducci & Associates, Inc. Grading & Drainage Plan Dated 10/19/98. Kier & Wright Civil Engineers & Surveyors various plan drawings Dated 6/11/99 and 4/1998. Heller Manus Architects Various Plans Dated 3/26/98 and 9/1998. Lescure Co. Complete Mechanical Services Underground Plumbing Plan Dated 6/25/00.

0 25 50ft

Coordinate System: California State Plane Zone 3

GHD

EMERYSTATION I
5858 HORTON STREET
EMERYVILLE, CALIFORNIA

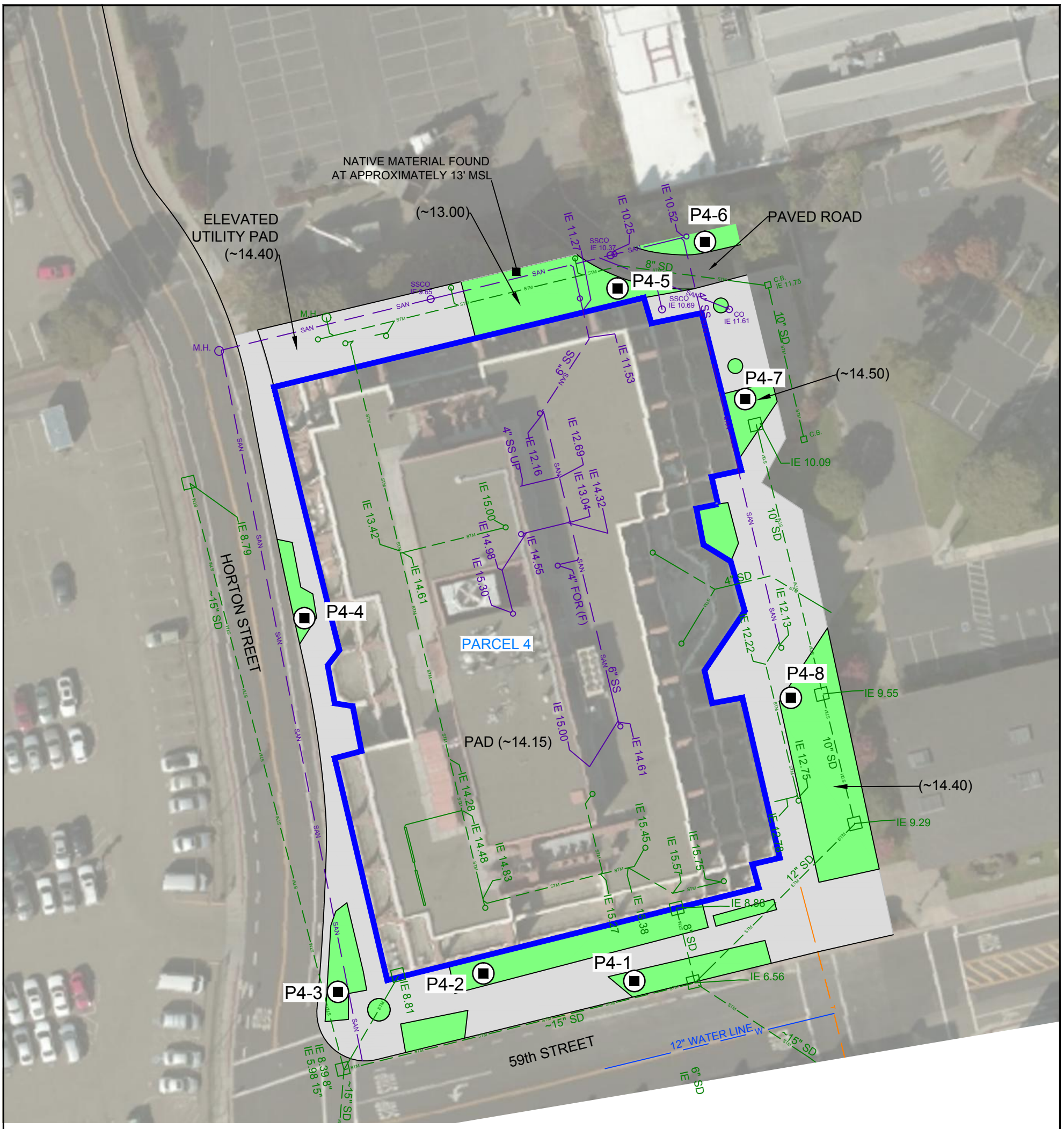
082825-01

Oct 12, 2017

DETAIL SITE PLAN - PARCEL 1

FIGURE 2

CAD File: 082825-01(006)GN-SO001.DWG



LEGEND

- SIDEWALK / WALKWAY AREA - NATIVE MATERIAL PRESENT 8" BELOW SIDEWALK SURFACE
- GRASS / PLANTER AREA - NATIVE MATERIAL PRESENT 6" BELOW SURFACE
- HIGH RISE OFFICE BUILDING
- 6" PVC IRRIGATION LINE
- AD — AREA DRAIN
- (~13.61) — APPROXIMATE ELEVATION OF NATIVE MATERIAL (ft MSL)
- @13.32 — AT ft MSL
- IE 10.65 — INVERT ELEVATION ft MSL

- W — WATER LINE (W)
- E — ELECTRICAL LINE (E)
- G — GAS LINE (G)
- STM — STORM DRAIN (STM)
- SAN — SANITARY SEWER LINE (SAN)
- FIRE SYSTEM
- T — TELEPHONE CONDUIT (T)
- UTILITY BOX
- SSCO — SANITARY SEWER CLEAN OUT
- C.B. — CATCH BASIN
- M.H. — MANHOLE
- EXPLORATORY BORING
- PROPOSED SOIL BORING LOCATIONS - 3' BELOW SIDEWALK GRADE

Source: Microsoft Product Screen Shot(s) Reprinted with permission from Microsoft Corporation, Acquisition Date Oct/2013 - Nov/2013, Accessed: 2017
Carducci & Associates, Inc. Grading & Drainage Plan Dated 10/19/98. Kier & Wright Civil Engineers & Surveyors various plan drawings Dated 6/11/99 and 4/1998. Heller Manus Architects Various Plans Dated 3/26/98 and 9/1998. Lescure Co. Complete Mechanical Services Underground Plumbing Plan Dated 6/25/00.

0 20 40ft

Coordinate System:
California State
Plane Zone 3

GHD

EMERYSTATION NORTH
5980 HORTON STREET
EMERYVILLE, CALIFORNIA

082825-01

Oct 12, 2017

DETAIL SITE PLAN - PARCEL 4

FIGURE 3

CAD File: 082825-01(007)GN-SO001.DWG

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