March 11, 2016

Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Mark Detterman

Subject: Short Term Site Management Plan
3800 San Pablo Avenue, Emeryville, California
ACDEH Fuel Leak Case: RO00002520; Global ID: T06019788682

Ladies and Gentlemen:

Attached please find a copy of the *Short Term Site Management Plan* prepared by GrafCon. I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Very truly yours,

William H Banker

William H. Banker, Jr.
San Pablo Avenue Venture
c/o Banker, Marks & Kirk
1720 Broadway, Suite 202
Oakland, CA 94612

c Jim Gribi, Gribi Associates

SHORT TERM SITE MANAGEMENT PLAN
3800 San Pablo Avenue Property
Oakland, California

Prepared for: 3800 San Pablo LLC
1201 Pine Street, Suite 151
Oakland, CA 94607

Prepared by: GrafCon
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GrafCon

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Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Mark Detterman

Subject: Short-term Soil Management Plan
3800 San Pablo Avenue, Emeryville, California
ACDEH Fuel Leak Case: RO00002520; Global ID: T06019788682

Ladies and Gentlemen:

GrafCon is pleased to submit this Short-term Soil Management Plan (SSMP) on behalf of the site owners for the property located at 3800 San Pablo Avenue in Emeryville, California (Site). The purpose of this SSMP is to provide a framework for appropriately addressing environmental conditions that may be encountered during excavation of soil for environmental investigation and for foundations and grade beams required in the seismic retrofit design.

We appreciate the opportunity to present this SSMP for your review. Please call if you have any questions or require additional information.

Sincerely,

REGISTERED PROFESSIONAL ENGINEER
TOM GRAF
No. 34719
Exp. 9/30/17
CIVIL
STATE OF CALIFORNIA

Tom Graf
GrafCon

P.O. Box 1105, Tiburon, CA 94920 Phone: 415.290.5034

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Short Term Site Management Plan for Construction
3800 San Pablo Avenue Property
Oakland, California

1.0 INTRODUCTION

GrafCon prepared this Short Term Site Management Plan (SSMP) on behalf of 3800 San Pablo LLC for excavation of soil during seismic retrofit and tenant improvement work for the existing building at the 3800 San Pablo Avenue property (the Site). Environmental activities at the Site are currently being overseen by the Alameda County Health Care Services Agency (ACHCSA).

The purpose of this SSMP is to provide a framework for appropriately addressing environmental conditions that may be encountered during excavation of soil for foundations and grade beams required in the seismic retrofit design. The SSMP includes the following components:

1. An overview description of the Site and planned activities;
2. Summary of known and potential environmental conditions;
3. Guidelines for managing soil, groundwater, and vapors that may be encountered; and
4. Mitigation measures of discovered environmental conditions.

2.0 SITE GEOLOGY AND PLANNED ACTIVITIES

Subsurface soils at the site and in the site area generally consist of clays, with occasional thin, discontinuous silts, sands, and gravels. Groundwater at the site is generally encountered at depths below 15 feet below surface grade, held under confining pressure.

Planned activities relating to this SSMP are for the seismic upgrade of the existing building, followed by tenant improvements. Although the majority of work is related to the roof to provide a stiffer diaphragm for the building reinforcement, work on some of the walls and slab areas will be included. At the locations where walls require thickening, installation of new footing and grade beams will require excavation to a depth of approximately 2.5 feet below top of existing slab. These new footings and grade beams are then doweled into the existing concrete slab.

In addition to the redevelopment activities, an exploratory excavation will be advanced in the southwestern area of the Site where elevated methane and gasoline vapors have been measured.

3.0 ENVIRONMENTAL CONDITIONS

The primary constituents of concern found at the Site in soil, soil gas, and groundwater are gasoline and gasoline constituents. Methane gas has been found at potentially explosive concentrations in soil gas in a localized area near the southwestern edge of the existing building.

3.1 Soil

Relatively low soil TPH-G/BTEX detections were encountered in borings throughout the site. In the northeast yard area, the highest TPH-G detection was 22 mg/kg, with no detectable benzene. In the north building wing and Adeline Street parking lot area, the highest respective TPH-G and benzene detections were 69 mg/kg and 0.36 mg/kg, respectively. Soil samples on the south side of the site showed low to non-detectable concentrations of gasoline-range hydrocarbons.

Residual concentrations of TPHg may exist in the subsurface in the area where methane gas has been found.

3.2 Groundwater

Groundwater hydrocarbon impacts are limited primarily to the west side of the site, encompassing an area including the west Adeline Street parking lot and extending a short distance northeast into the site building. TPH-G and benzene concentrations in this area are high (TPH-G>10,000 ug/L and benzene>1,000 ug/L). These groundwater hydrocarbon impacts appear to extend southwest beneath Adeline Street/San Pablo Avenue; it is also possible that these impacts extend in a more westerly direction beneath Adeline Street/San Pablo Avenue.

4.0 SHORT TERM SITE MANAGEMENT PLAN OBJECTIVES

The overall objective of the SSMP is to assure the continued protection of human health and the environment during Site redevelopment activities. Based upon review of Site conditions, the following specific objectives were developed for this SSMP:

- To provide guidelines for appropriate health and safety precautions for on-Site construction workers who may access soil that could contain residual chemicals;
- To provide procedures for short-term management of the residual constituents present in soil and groundwater at the Site should they be encountered during footing and grade beam excavations; and
- To provide guidelines for conducting additional exploratory excavation in the area of soil gas sampling point SG-4 at the Site to assess the potential for the existence of additional source material.

Each of these objectives is addressed in the following sections.

5.0 GUIDELINES FOR HEALTH AND SAFETY DURING CONSTRUCTION

During Site redevelopment activities, workers will need to excavate or access soil in areas where residual constituents may be present. Soil with elevated concentrations of gasoline-range petroleum hydrocarbons is considered to be potentially present at the Site.

Prior to commencement of excavation activities, a Site-specific Health and Safety Plan will be prepared by the contractor to address precautions to be taken to avoid contact with or inhalation of chemical constituents if petroleum hydrocarbons are encountered during excavation. The primary routes of potential exposure will be through direct contact and/or inhalation.

Mitigation measures to control direct contact and inhalation will be described in the contractor's Health and Safety Plan. The plan will be consistent with California Occupational Safety and Health Association (Cal OSHA) guidelines.

6.0 SOIL AND GROUNDWATER MANAGEMENT PROCEDURES

6.1 SSMP Applicability

This SSMP presents protocol for building foundation construction and other subsurface work.

Contractors and their Subcontractors will be provided this SSMP and shall follow the soil and groundwater management protocols presented herein when conducting work anywhere on-Site. Contractors and their Subcontractors are responsible for the health and safety of their employees; they are required to prepare their own Site-specific health and safety plans (HSP).

6.2 Site-Specific Health and Safety Worker Requirements

Each Contractor shall be responsible for the health and safety of their own workers, as required by Cal-OSHA. These documents shall provide general guidance to the work hazards that may be encountered during footing and grade beam construction activities. The HSP will contain provisions for limiting and monitoring chemical exposure to construction workers, chemical and non-chemical hazards, emergency procedures, and standard safety protocols.

6.3 Additional Soil Excavation at SG-4

An area measuring approximately 12 feet by 6 feet will be excavated immediately below and north of the new grade beam location opposite the former UST excavation located outside of the existing building. The excavated area will be sloped from existing foundations to a maximum depth of approximately 10 feet below surface grade. Based on these planned dimensions, the

volume of excavated soil is expected to amount to approximately 28 cubic yards (42 tons). Note that the actual excavation dimensions may vary relative to both depth and areal extent based on field screening results and excavation logistics.

Soil excavation, removal, and backfilling activities will be conducted using a qualified licensed contractor. Soil from the area will be excavated and stockpiled on plastic sheeting pending stockpile soil characterization. During the excavation process, sidewall soil samples will be field-screened using a photoionization detector (PID). Confirmation soil samples will be collected from the final excavation sidewalls to document the extent of soil cleanup.

Based on expected excavation cavity dimensions, approximately 4 sidewall soil samples will be collected. Sidewall samples will be collected a depth of approximately five feet below surface grade, and in deeper areas where field screening indicates evidence of hydrocarbons. In addition, approximately 2 samples will be collected from the bottom of the excavation. One 4-point composite soil sample will be collected from the excavation soil stockpile to characterize the excavated soils for use as backfill, if the soil is not impacted, or for off-site disposal. Soil samples will be analyzed for TPHg, TPHd, and TPHmo using USEPA 8015B, and volatile organic compounds using USEPA 8260B Volatile Organic Compounds (VOCs), including analysis for MTBE.

Sidewall and pit bottom soil samples will be collected directly from the excavator bucket, and stockpiled soil samples will be collected directly from the stockpile. Soil samples will be collected using the following method: (1) Exposed soil will be scraped away; (2) A clean 2-inch by 6-inch brass tube will be completely filled with undisturbed soil, taking care to minimize excess void in the tube; (3) The tube will then be quickly sealed with Teflon tape and plastic end caps, wrapped tightly with tape and labeled; and (4) The sealed tube will immediately be placed in cold storage for transport to the laboratory.

Following soil removal activities, the excavation will be backfilled and compacted to match the existing surrounding sub-grade using clean imported fill, or soil from the excavation if sampling results indicate that the soil is not impacted. If off-hauled for disposal, excavated soils will be transported to an appropriately permitted facility for disposal in accordance with appropriate approvals, based on results of stockpile soil sampling.

7.0 GUIDELINES DURING SITE CONSTRUCTION

7.1 Demolition and Removal of Existing Improvements

Some portions of the existing building slab and foundations will need to be removed from the Site during redevelopment activities. Care shall be taken to minimize dust generation during

demolition and to remove soil from demolished concrete slabs and foundations if petroleum-impacted soil is encountered.

7.2 Soil Excavation and Backfill

The training and monitoring requirements for various Site conditions will be included in the Site-specific HSP. All material excavated at the Site must be handled in accordance with Sections 7.6, 7.7, and 7.8, below. All backfill material imported to the Site shall be clean fill. "Clean fill" shall be defined as soil which meets all applicable regulatory requirements for use on residential sites.

7.3 Equipment Decontamination

Because of the residual concentrations of COPCs present in soil at the Site, precautions to limit the off-Site transfer of soil are warranted. These precautions also are applicable if during any construction, impacted soil is observed or confirmed to be encountered. Decontamination procedures will be established and implemented by the Contractor to reduce the potential for construction equipment and vehicles to release contaminated soil onto public roadways or other inadvertent off-Site transfer. Since the site is paved or covered by concrete, excess soil will be removed from construction equipment using dry methods (e.g., brushing or scraping) prior to moving the equipment to off-Site locations.

7.4 Personal Protective Equipment

Personal Protective Equipment (PPE), including appropriate clothing, are used to isolate workers from chemical and physical hazards. The minimum level of protection for workers coming into direct contact with potentially contaminated materials will be described in the Site-specific HSP, and is anticipated to be Level D, listed below. The level of PPE will be evaluated by the contractor and modified if warranted based upon conditions encountered at the Site and/or type of work activity in accordance with their own HSP (see Section 6.2).

- Coveralls or similar construction work clothing;
- Reflective safety vests;
- Steel-toed boots;
- Hard hat;
- Work gloves, as necessary;
- Safety glasses, as necessary; and
- Hearing protection, as necessary

7.5 Dust Control Measures

When earthwork activities occur, dust control measures shall be implemented to minimize dust generation. General dust control measures recommended include:

- Apply water as necessary to reduce airborne dust and maintain soil moisture;
- Cover all trucks hauling soil, sand, or other loose materials or require all trucks to maintain at least two feet of freeboard;
- Sweep streets as soon as possible if visible soil material is carried onto adjacent public streets;
- Minimize dust from exposed soil or stockpiles by covering or other means of dust suppression;
- For soil off-haul, inspect trucks to reduce the potential for spillage from holes or openings in the truck cargo compartments; and
- Minimize drop heights while loading trucks.

7.6 Soil Stockpiling

Excavated soil will be temporarily stockpiled indoors. If stockpiled outside of the existing building, the stockpile will be covered by plastic sheeting as necessary to protect against adverse effects from rainfall (runoff) and/or wind (dust). Stockpiles generated from soil excavated from areas of known contamination should be stockpiled separately to facilitate subsequent sampling for off-site disposal or for potential on-site reuse.

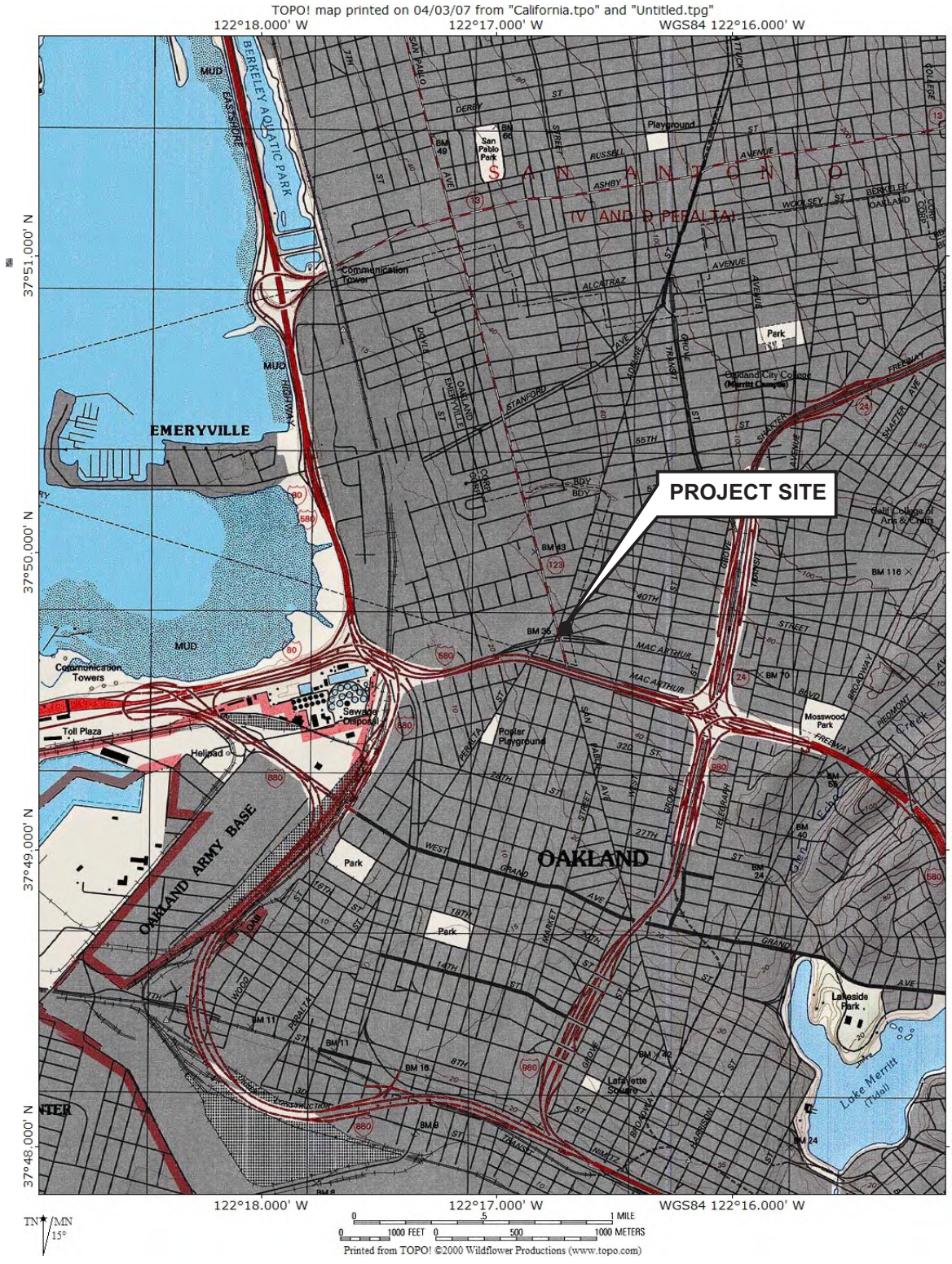
7.7 Off-Site Soil Disposal

If soil excavated from any area of the Site cannot be reused on-Site and is to be disposed of off-Site, it shall be profiled as indicated below, and disposed of at an appropriate landfill facility (e.g., Class I, Class II, Class III, or recycling) based on the soil profiling results. Soil profiling analyses shall include analyses for total petroleum hydrocarbons as gasoline (TPHg) in accordance with EPA Method 8015M, volatile organic compounds (VOCs) in accordance with EPA Method 8260B, and metals in accordance with EPA 6000 and 7000 series.

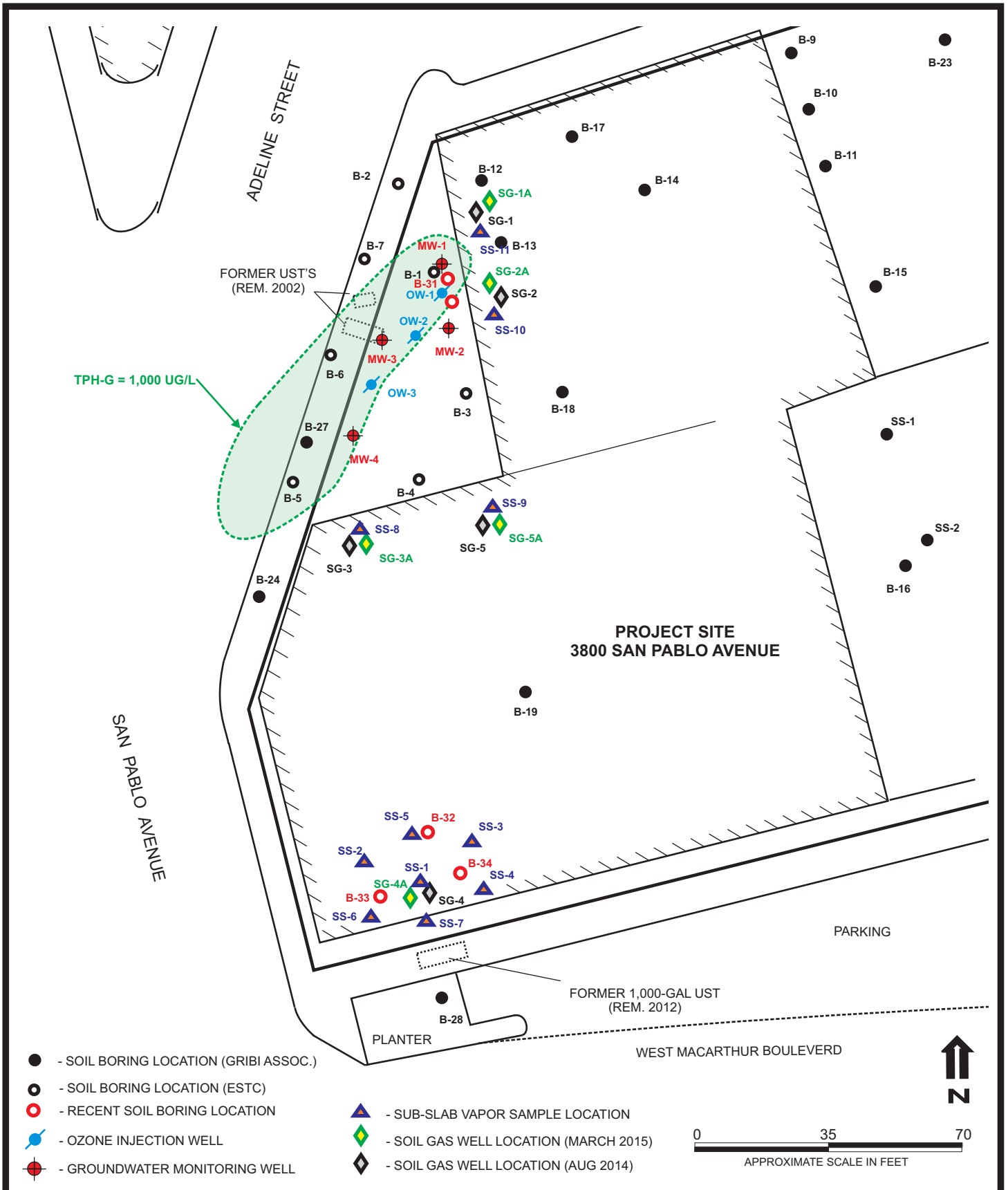
7.8 Excavation Dewatering

Due to the shallow depth of excavation required for building footings and grade beams, it is not anticipated that groundwater will be encountered during Site redevelopment activities. However, if deep excavations are required, preparations shall be made to remove, store, characterize, and properly dispose of standing water from excavations during such activities. The water needs to be analyzed for the chemicals of concern at the Site (TPHg and VOCs) prior to disposal. After the sediment in the water has settled out in a holding tank, samples shall be collected and

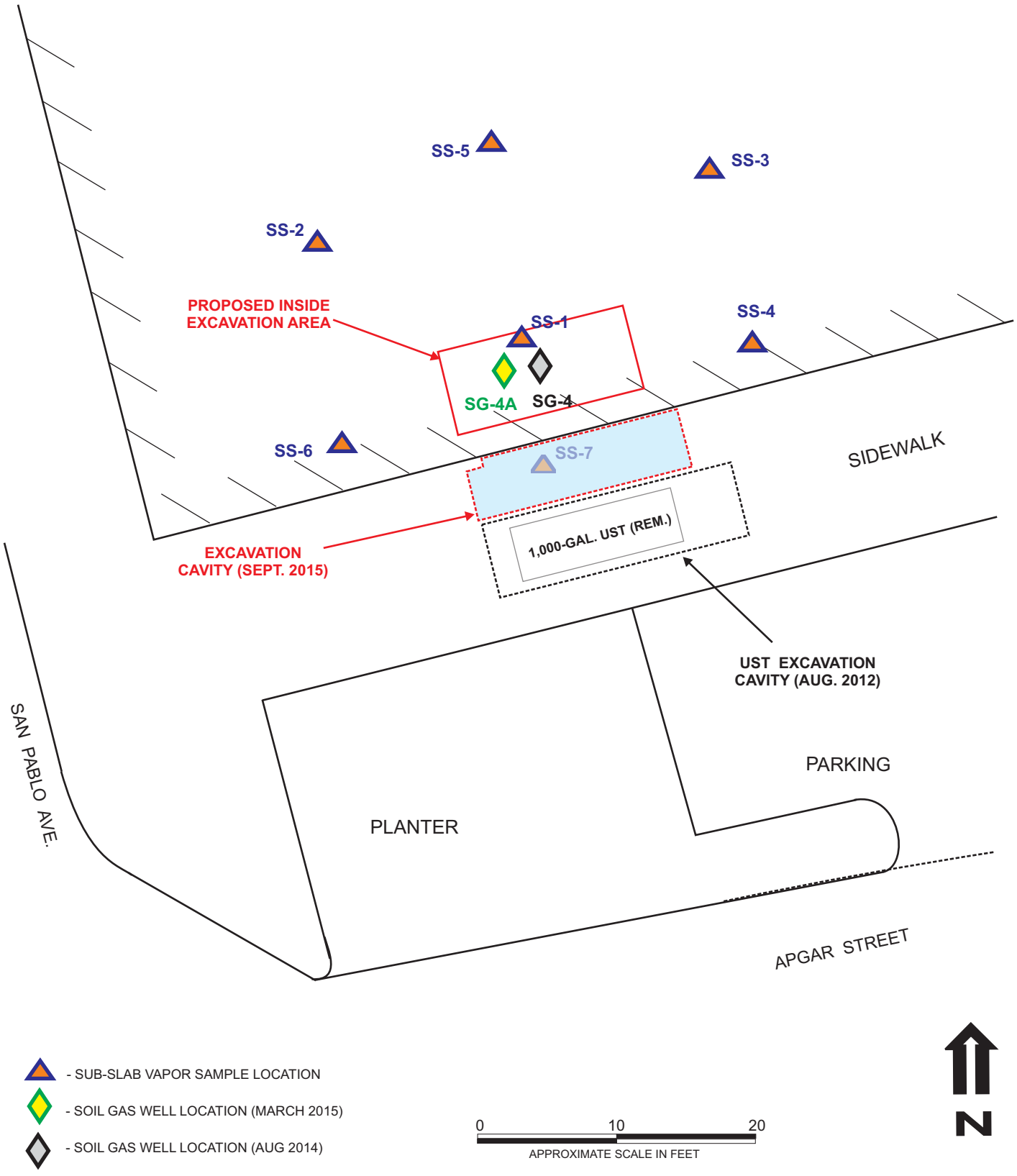
analyzed for TPHg in accordance with EPA Method 8015M and VOCs in accordance with EPA Method 8260.



DESIGNED BY:	CHECKED BY: JG	**SITE VICINITY MAP**	DATE: 12/08/2015	FIGURE: 1
DRAWN BY: MR	SCALE:			
PROJECT NO:		3800 SAN PABLO AVENUE EMERYVILLE, CALIFORNIA		



DESIGNED BY:	CHECKED BY: JG	**SITE PLAN**	DATE: 05/14/2015	FIGURE: **2**
DRAWN BY: MR	SCALE:			
PROJECT NO:		3800 SAN PABLO AVENUE EMERYVILLE, CALIFORNIA		



DESIGNED BY:	CHECKED BY: JG	**PROPOSED INSIDE EXCAVATION AREA**	DATE: 12/08/2015	FIGURE: 3
DRAWN BY: MR	SCALE:	3800 SAN PABLO AVENUE EMERYVILLE, CALIFORNIA	GRIBI	
PROJECT NO:				