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By Alameda County Environmental Health at 3:31 pm, Jun 14, 2013

June 13, 2013

Subject: Site Management Plan
1551 Buena Vista Avenue
Alameda, California
RO#0003101

PERJURY STATEMENT

I declare that to the best of my knowledge at the present time, the information and/or recommendations contained in the attached document or report are true and correct.

Mr. Chad Kiltz
Lennar Homes
6111 Bollinger Canyon Road, Suite #550
San Ramon, CA 94583

SITE MANAGEMENT PLAN

1551 BUENA VISTA AVENUE
APN 72-384-31
ALAMEDA, CALIFORNIA

Prepared for:
Mr. Chad Kiltz
Lennar Homes
6111 Bollinger Canyon Road, Suite #550
San Ramon, CA 94583

Prepared by:
ENGEO Incorporated
2010 Crow Canyon Place, Suite 250
San Ramon, California

June 7, 2013

Project No.
10037.000.000

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10037.000.000

June 7, 2013

Mr. Chad Kiltz
Lennar Homes
6111 Bollinger Canyon Road, Suite #550
San Ramon, CA 94583

Subject: 1551 Buena Vista Avenue
APN 72-384-31
Alameda, California

SITE MANAGEMENT PLAN

Dear Mr. Kiltz:

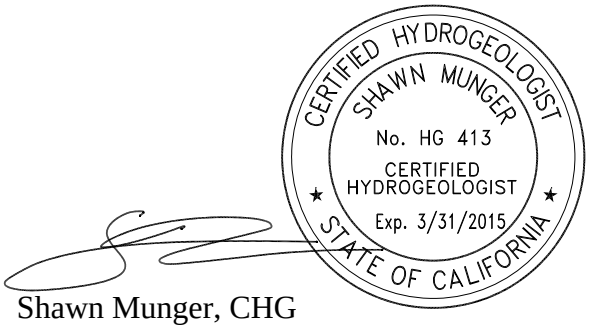
As requested, ENGEO has prepared this Site Management Plan for the subject site (Site) in Alameda, California. The plan includes a summary of activities that have taken place at the site and our recommendations for mitigation.

If you have any questions or comments regarding this report, please call and we will be glad to discuss them with you.

Sincerely,

ENGEO Incorporated

Divya Bhargava
Project Engineer



Shawn Munger, CHG
Principal

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1.0 INTRODUCTION

This Site Management Plan (SMP) was prepared for the planned construction at the 7.14-acre Site located at 1551 Buena Vista Avenue, Alameda, California (Figure 1). The irregular-shaped Site is identified by Assessor's Parcel Number (APN) 72-384-31. The purpose of the SMP is to provide the proposed procedures and protocols to address potential soil impacts that may be encountered during demolition and site grading activities.

2.0 BACKGROUND

The Site has been most recently occupied by a moving and storage company. A large warehouse facility was used to store personal and corporate effects of a wide range, including records, equipment, and furniture. Loading docks are situated on the northeastern and western portions of the structure. An adjacent office facility is located to the west of the warehouse structure. The office facility includes a number of small and large offices, conference rooms, a kitchen, restrooms, and hallways.

The Site was developed in the middle 1940s into its current configuration and was part of a food processing facility. The large structure has been occupied by Stokely Foods and Del Monte. The most recent tenant, Chipman Moving and Storage, appears to have taken occupancy in the middle 1990s.

The parcel includes a portion of a fuel leak case that was closed in 1996 after the removal of a 2,000 gallon former diesel underground storage tank (UST) from the northeastern portion of the Site. The location of the former diesel UST is presented on Figure 2. The closure stipulated that the Alameda County Environmental Health (ACEH) must be notified of a proposed land use change. Historically, the land was used for commercial purposes, but it is proposed to change to residential use. Site investigation and cleanup activities have been completed by others, and according to the consultants and ACEH, the residual contaminants do not appear to present a risk to human health for the projected future land use. ACEH concurred that the Site qualifies for case closure in a letter dated May 24, 2013, and requested the preparation of a SMP.

We understand the Site will be developed with 52 single-family houses and a 37-unit condominium complex. The tentative map shows the condominium complex will consist of six buildings with paved drive lanes. The project will also include connecting the existing Clement Avenue, along the northern portion of the project, and constructing three interior streets with associated underground utilities.

3.0 PREVIOUS ENVIRONMENTAL REPORTS

Alameda County Environmental Health, Request for Closure and Case Closure Notification, Site Cleanup Program (SCP) Case No. RO3101 and GeoTracker Global ID T10000004351, Chipman Moving & Storage, 1551 Buena Vista Avenue, Alameda, CA 94501, May 24, 2013

This letter confirms the case closure of the Site under the Low Threat Closure Policy because of the presence of the former diesel UST and an abandoned Pennzoil pipeline at the Site.

Cornerstone Earth Group, Request for Case Closure, 1551 Buena Vista Avenue, Alameda, California, May 2, 2013

Cornerstone Earth Group (Cornerstone) prepared a letter to request case closure for the Site in May 2013 (Cornerstone, 2013a). Cornerstone concluded that based on the previous investigations and soil removal activities at the Site, the previously identified data gaps had been addressed, and the Site conditions appear acceptable for residential development.

ENGEO Phase I Environmental Site Assessment, 1551 Buena Vista Avenue, Alameda, California, March 15, 2013

In March 2013, ENGEO performed a phase I ESA for the Site (ENGEO, 2013). ENGEO reported that the Site had been occupied by a moving and storage company. During a site reconnaissance, ENGEO found documentation or physical evidence of soil or groundwater impairments associated with the use or past use of the Property. Based on the findings of the assessment, the following Recognized Environmental Condition
(REC) was identified for the Property:

- The listing of the Property as an open SLIC case, and the unknown extent or magnitude of soil and groundwater impact at the Property.

Based on the findings of this assessment, ENGEO recommended that a soil, groundwater, and soil vapor assessment be performed at the Site to determine the extent and magnitude (if any) from the documented diesel UST release that may still exist at the Property.

Cornerstone Earth Group, Limited Soil Removal Completion Report, 1551 Buena Vista Avenue, Alameda, California, February 12, 2013

Cornerstone prepared a limited soil removal completion report for the Site in February 2013 (Cornerstone, 2013b), summarizing the soil removal activities and confirmation sampling performed at the Site. Twelve exploratory borings were advanced at various locations across the Site in July 2012 to evaluate the presence of organochlorine pesticides (OCPs) and metals potentially associated with prior agricultural use of the Site. Metal and OCPs detected at Site were all below the applicable environmental screening levels, except for elevated concentrations of lead observed in one boring located in the central portion of the Site.

Approximately 33 tons of impacted soil was excavated from the Site (in the vicinity of the previous sample which contained elevated lead concentrations) between December 2012 and January 2013. Confirmation soil sampling was conducted at the base and sidewalls of the excavation. Based on the results of the soil sampling, Cornerstone concluded that impacted soil had been removed from the Site.

Cornerstone Earth Group, Phase II Soil Quality Evaluation, 1551 Buena Vista Avenue, Alameda, California, August 17, 2012

Cornerstone performed a Phase II Soil Quality Evaluation for the Site in July 2012 (Cornerstone, 2012a), in order to evaluate soil quality in selected on-Site railroad spur areas, the quality of undocumented fill, and the potential presence of agriculturally applied chemicals and metals in native soil from prior agricultural use of the Site. As described above, 12 exploratory borings were advanced across the Site. Below is a summary of their conclusions and recommendations:

- Based on laboratory analyses of soil samples collected during this investigation, soil at the locations sampled did not appear to be significantly impacted, with the exception of lead detected in one boring (EB-1). Cornerstone recommended the removal and appropriate off-Site disposal of impacted soil at this location.

- Cornerstone recommended that during future grading activities, if soil with a noticeable petroleum odor is encountered, it should not be placed beneath residential building pads or yards; such soil should be removed or placed beneath roadways or similar areas.

- Based on the results of the soil sampling conducted in the former railroad spur area along the southwest side of the Site, it was concluded that the impacted soil had been previously removed.

- Based on the results of the groundwater sampling conduced in the former diesel UST area by another consultant in 2011, it was concluded that former diesel UST location does not appear to be significantly impacted.

Cornerstone Earth Group, Phase I Environmental Site Assessment, 1551 Buena Vista Avenue, Alameda, California, June 11, 2012

In June 2011, Cornerstone performed a phase I ESA for the Site (Cornerstone, 2012b). Cornerstone reported that the Site was developed with a warehouse building used by Chipman for storage purposes. During their reconnaissance, Cornerstone observed railroad track spurs present on the northeast side of the building.

Based on the findings of the assessment, the following RECs were identified for the Property:

- Elevated lead and total petroleum hydrocarbons as motor-oil (TPH-mo) concentrations could remain in on-Site soil in the vicinity of the on-Site railroad track spurs. Remedial measures may be required prior to residential development of the Site.

- Petroleum hydrocarbon impacted soil and groundwater remains on-Site in the vicinity a former diesel UST. There is a potential that additional remedial measures at this location may be required prior to residential development of the Site.

- The Site was historically used for agricultural purposes. Residual pesticide concentrations may remain in Site soil and sampling was recommended.

- Several 55-gallon drums were observed at exterior on-Site locations that appeared to contain mainly oils and antifreeze (some were unlabeled). To limit the potential for hazardous materials spills, these drums should be properly disposed in a timely manner.

- Several feet of undocumented fill appear to be present beneath the Site. Prior on-Site investigations do not appear to have identified significant impacts to the fill. However, sampling and analyses of the fill is recommended if a higher degree of confidence is desired.

4.0 EXTENT OF SOIL IMPACTS

The Site has had numerous sampling programs and investigations performed over the years. The areas with impacted material can be described as the former diesel UST area and in the vicinity of the former boring (EB-1) where elevated lead concentrations were observed.

Impacted soil has been reportedly removed from the Site during previous investigations and removal actions. In addition, soil samples collected in the vicinity of the former diesel UST exhibited low concentration of petroleum hydrocarbons. According to the previous consultants and ACEH, the residual contaminants do not appear to present a risk to human health for the projected future land use.

5.0 EXTENT OF GROUNDWATER IMPACTS

As part of the closed UST case, the ACEH confirmed the case closure of the Site under the Low Threat Closure Policy because of the presence of a former diesel UST and an abandoned Pennzoil pipeline at the Site. Groundwater sampling conducted during the removal of the UST in 1994 exhibited elevated concentrations of petroleum hydrocarbons in the vicinity of the former diesel UST. However, based on the results of the most recent groundwater sampling conduced in the former diesel UST area by another consultant in 2011, it was concluded that former diesel UST location does not appear to be significantly impacted.

6.0 DEMOLITION AND GRADING OBSERVATION

ENGEO will provide observation services during demolition and Site grading activities. Soils encountered during construction activities will be observed for discoloration/staining or olfactory evidence of contaminant impacts. In addition, a Photoionization Detector (PID) will be used to further screen soils for organic vapors during excavation work, with particular attention given to maintenance areas and the area of the former UST. In the event unforeseen environmental conditions, such as those listed above, are encountered during demolition and pre-grading work, the Site Management Plan will be implemented.

7.0 MANAGEMENT OF IMPACTED SOIL

The following sections establish procedures for sampling, handling, and management of impacted soil, in the event residual contamination is encountered during the construction activities at the Site.

7.1 SOIL EXCAVATION AND STOCKPILE MANAGEMENT

Impacted soils, if encountered, will be excavated and stockpiled onsite. The soil stockpiles will be placed on and covered with 10-mil plastic sheeting. All appropriate dust control and stormwater best management practices (BMPs) will be implemented during the soil mitigation activities.

The soil stockpiles will be profiled in general accordance with the "*CAL-EPA Department of Toxic Substances Control (DTSC) Information Advisory – Clean Imported Fill Material*" document. The specific laboratory profile will be determined prior to excavation activities; however, it is anticipated as a minimum, the stockpile samples will be analyzed for Total Petroleum Hydrocarbons as diesel and motor oil with silica gel cleanup (EPA 8015) and CAM 17 metals (EPA 6010B). Depending on the results of laboratory testing, the stockpiles will be transported for landfill disposal, or if appropriate, reused as engineered fill.

7.2 CONFIRMATION SAMPLING

Where impacted soils are encountered and removed, the excavation area will be divided into 50-foot-square grids or 20-foot lineal intervals, which ever may be appropriate. Discrete soil samples will be for laboratory testing to test for TPH as diesel and motor oil with silica gel cleanup and lead analysis (EPA 8015 and EPA 6010).

Soil samples will be collected in six-inch stainless steel liners, and sampling equipment will be properly decontaminated between locations. The sample liners will be sealed with Teflon® sheets, plastic caps, and tape. Upon collection, a label will be placed on each sample and included a unique sample number, sample location, time/date collected, laboratory analysis, and the sampler's identification. The soil samples will then be placed in an ice-cooled chest and submitted under documented chain-of-custody to a State-accredited analytical laboratory. Samples exhibiting petroleum hydrocarbons or lead in excess of the corresponding residential screening levels will be excavated an additional 6 to 12 inches with subsequent confirmation sampling/analysis, until removal of the significantly impacted soil has been verified to have been removed.

8.0 GROUNDWATER SAMPLING

If construction dewatering becomes necessary during site development activities, the water encountered will be stored in baker tanks, or equivalent. The stored water will be sampled/tested

for appropriate off-site disposal or through the local sanitary sewer system in accordance with the local and state requirements.

All reusable sampling equipment that comes into contact with potentially contaminated soil or water will be decontaminated. Decontamination will occur prior to and after each use of a piece of equipment. The following decontamination procedure will be carried out in sequence:

- Non-phosphate detergent (e.g., Alconox® and tap water solution), using a brush if necessary, or steam cleaning.
- Tap-water rinse.
- De-ionized/distilled water rinse.

9.0 FINAL REMOVAL ACTION REPORT

If upon completion of the construction activities residual contamination is encountered, a final report will be prepared documenting the work for submittal to the ACEH. The report will include details regarding soil excavation, soil/groundwater management, sampling, laboratory testing, and disposal documentation.

10.0 REFERENCES

Alameda County Environmental Health (ACEH), 2013, Request for Closure and Case Closure Notification, Site Cleanup Program (SCP) Case No. RO3101 and GeoTracker Global ID T10000004351, Chipman Moving & Storage, 1551 Buena Vista Avenue, Alameda, CA 94501, May 24, 2013.

Cornerstone Earth Group (Cornerstone), 2013a, Cornerstone Earth Group, Request for Case Closure, 1551 Buena Vista Avenue, Alameda, California, May 2, 2013.

Cornerstone, 2013b, Limited Soil Removal Completion Report, February 12, 2013.

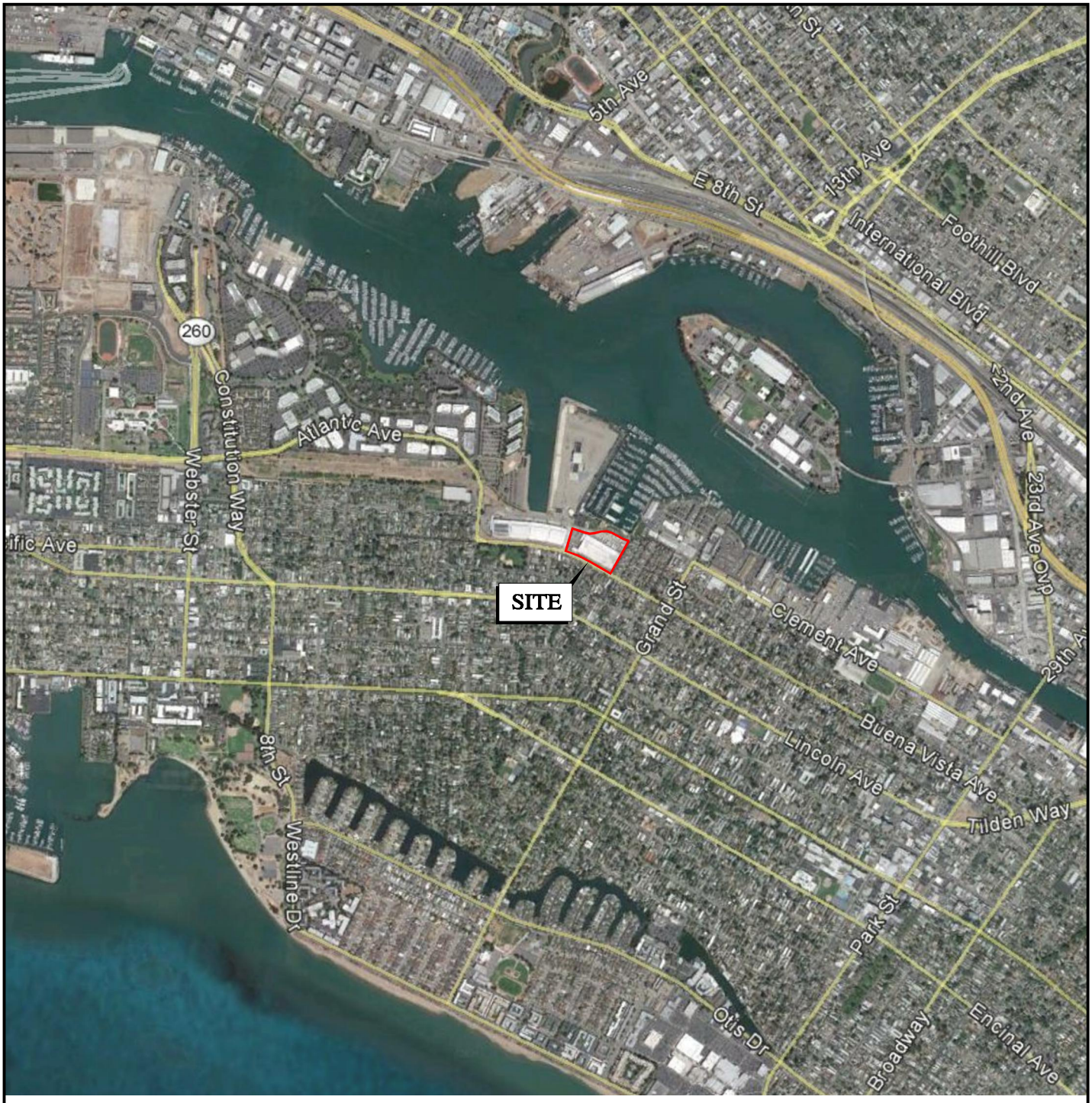
Cornerstone, 2012a, Phase II Soil Quality Evaluation, 1551 Buena Vista Avenue, Alameda, California, August 17, 2012.

Cornerstone, 2012b, Phase I Environmental Site Assessment, 1551 Buena Vista Avenue, Alameda, California, June 11, 2012.

ENGEO, 2013, ENGEO Phase I Environmental Site Assessment, 1551 Buena Vista Avenue, Alameda, California, March 15, 2013.

FIGURES

Figure 1 – Vicinity Map
Figure 2 – Site Plan



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BASE MAP SOURCE: GOOGLE EARTH PRO

ENGEO Expect Excellence

VICINITY MAP

1551 BUENA VISTA AVENUE

ALAMEDA, CALIFORNIA

PROJECT NO.: 10037.000.000		FIGURE NO. 1
SCALE: AS SHOWN		
DRAWN BY: LL	CHECKED BY: SM	

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BASE MAP SOURCE: GOOGLE EARTH PRO

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SITE PLAN

1551 BUENA VISTA AVENUE

ALAMEDA, CALIFORNIA

PROJECT NO.: 10037.000.000		FIGURE NO. 2
SCALE: AS SHOWN		
DRAWN BY: LL	CHECKED BY: SM	

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