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PARTNERS

4 May 2016
Project 731641601

Mr. Mark Detterman, PG, CEG
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Department
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: Perimeter Air Monitoring Plan for
Soil Excavation and Site Preparation
2302 Valdez Street
Oakland, California
Alameda County SCP Case No. RO0003149
Langan Project: 731641601

Dear Mr. Detterman:

As a legally authorized representative of CRP/WP Alta Waverly Owner, LLC, and on behalf of CRP/WP Alta Waverly Owner, LLC, I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document titled *Perimeter Air Monitoring Plan for Soil Excavation and Site Preparation, 2302 Valdez Street, Oakland, CA*, Alameda County SCP Case No. RO0003149, are true and correct to the best of my knowledge.

Sincerely yours,

Brian Pianca
CRP/WP Alta Waverly Owner, LLC

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ACUMEN

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Perimeter Air Monitoring Plan
for
Soil Excavation and Site Preparation

2302 Valdez Street
Oakland, CA

April 2016

Acumen Project No. WDP 1502 A

Prepared For:

Wood Partners
20 Sunnyside Avenue, Suite B
Mill Valley, CA 94941

Paul M. Spillane, CIH (April 26, 2016)

Air Monitoring Plan
Soil Excavation and Site Preparation

2302 Valdez Street
Oakland, CA

April 2016

1.0 Introduction

The purpose of this Perimeter Air Monitoring Plan (PAMP) is to provide the consulting team (Wood Partners), the general contractor, and their subcontractors ("Companies") with guidelines for monitoring of offsite dust emission of potentially contaminated soil (and non-contaminated soil) found at the 2302 Valdez Street project ("Site") located in Oakland, Alameda County, California.

The overall project is to construct a 6-story building. with retail and parking at grade. There will be 1 level below grade for parking that will require excavation of 14 feet below the existing street grade.

According to the project documents, the building will require minimal excavation except for utility corridors, elevator pits, and spread footings. Areas of the site that are not covered by the building foot print will be landscaped, or have concrete or pavers that will act as a cap to reduce human health exposure.

Monitoring for dust will be conducted at two stations, for the first four weeks of earthwork at the Site. This is expected to occur following the demolition and removal of the building slabs. If measured 8-hour TWA dust concentrations are consistently below the Action Level of 0.58 mg/m^3 (Section 2.0) during this four-week period, air monitoring for dust at the Site will be discontinued. If the Action Level is consistently exceeded during this period, air monitoring for dust will continue and it's termination will be evaluated in consultation with the Alameda County Department of Environmental Health.

If the selected contractor (the Companies) proposes to deviate from the procedures specified in this plan, the Contractor will be required to prepare a letter for the Companies approval that will be attached to this Plan. The Contractor will implement the procedures documented in this Plan and any additional addendum to this Plan. The Companies' and their representative will verify that the Contractor implements this Plan and the Contractor's addendum to this Plan.

1.1 Site Location and Physical Description

The Site is encompassed by 23rd, Valdez, Waverly, and 24th Streets and includes the addresses of 2302-2342 Valdez Street and 2321-2335 Waverly Street. The Site is bound by Valdez Street on the west, Waverly Street on the east, 23rd Street and an existing 9-story parking garage on the south, and residential buildings and parking lots to the north. The Site is T-shaped, measuring approximately 350 feet along Valdez Street, 115 feet along 23rd Street, and 100 feet along Waverly Street.

The Site is occupied by two buildings and asphalt-paved parking. The Site slopes down to the east; the drop in elevation from the west (Valdez Street side) to the east (Waverly Street side) is approximately 12 feet.

The proposed development includes demolition of the existing structures within the Site and construction of a mixed-use development with a structural footprint to cover the entire property. The proposed structure is a seven-story, mixed-use (retail and residential) building over a partially below-grade parking level. Residential parking will be below grade along Valdez Street, with an at-grade entrance along Waverly Street.

1.2 Site History

The Site is currently or has been previously occupied by a warehouse type building, at-grade parking lot (with a gasoline dispensing pump within), automotive repair facilities, electoral companies, automotive detailing company, and residential structures.

1.3 Soil Contamination

Based on the observed COCs, lead is likely the compound driving the remediation at the Site based on exposure risks. Therefore, Action Levels that are protective of receptors for exposure to lead are also expected to be protective of exposure to other chemicals in soils at the site. The California Air Resources Board (CARB) has set Ambient Air Quality Standard (AAQS) of 1.5 $\mu g/m^3$ for lead over a 30-day average. Respirable Particulate Matter (PM10), CARB has a 24 hour AAQS of 50 $\mu g/m^3$. Note that Bay Area is considered a non-attainment zone for PM10.

2.0 Action Limits for Offsite Emission

Given a maximum soil concentration of 2,600 milligrams/kilogram (Max lead concentration for Site), we propose an action limit of 0.58 mg/m^3 net total dust (downwind average subtracted from upwind).

Using a dust model equation this will assure that lead concentration will not exceed 1.5 $\mu g/m^3$ (the CARB AAQS):

$$X\ mg/kg \div 10^6 mg/kg \times 0.58\ mg/m^3 \times 1{,}000\ \mu g/mg = Y\ \mu g/m^3$$

$$2{,}600\ mg/kg \div 10^6 mg/kg \times 0.58\ mg/m^3 \times 1{,}000\ \mu g/mg = 1.5\ \mu g/m^3$$

Where X is soil concentration of contaminant of concern (COC, i.e. lead), and Y is predicted airborne concentration of COC, not to exceed 1.5 $\mu g/m^3$. A Site maximum daily 8-hour dust limit of 0.58 mg/m^3 level will not be exceeded.

To account for short-term variations in dust emissions, an equivalent 5-minute average of approximately 1 mg/m^3 is recommended as an airborne Action Level to re-assess Site activities and increase dust suppression efforts. It is noted that 1 mg/m^3 of dust generally corresponds to the presence of visible airborne soil particulates.

The environmental consultant will report levels daily to the owner's representative and contractor including prevailing wind direction and average wind speed. At the end of dust monitoring, data will be downloaded, presented and discussed in a formal report.

3.0 Air Monitoring and Record Keeping

A perimeter dust-monitoring program will be established for the Site, and conducted by the Wood Partner's Designated Air Sampler (DAS) for at least four weeks and until at least one entire work-week with no exceedances of the dust action level has occurred. The air monitoring will be performed for three (3) days prior to site activities to establish a background. Air monitoring will then be conducted during major soil disturbing activities, during initial excavation, clearing and off-haul. The DAS will use a wind-vane digital recorder to be used for tracking wind speed.

The DAS will collect daily samples for respirable dust (PM10). The purpose of the air monitoring will be to provide real time information that will be used to evaluate effectiveness of dust control procedures being implemented by the contractor using ambient dust air levels at the perimeter fence line. Two (2) perimeter dust monitoring locations will be established and the DAS will collect approximately 8-hour (full shift) samples, using two (2) Thermo Scientific MIE ADR-1500 (or equivalent). The DAS will calibrate each device in accordance with the manufacturer's instruction.

The samplers will be placed at the property perimeters in the following locations: One will be placed on south end, one on the north end of site (Figure 3).

Time Average	**Total Dust**	**Action**
5-minute average	1.0 mg/m^3	Increase Dust Control
8-hour average	0.58 mg/m^3	Contractor stop work and conduct tail-gate dust control meeting with all involved.

The DAS will report levels daily to the owner's representative and contractor including 1) 5 minute average dust levels and 2) daily average 3) prevailing wind direction and average wind speed. At the end of dust monitoring, data will be downloaded, presented and discussed in a formal report.

The contractor will ensure visual observation at the Site for visible dust during active work. Dust management "best management practices" are to be verified at the end of each day. Any occurrence of observed visible dust on-site shall lead to more aggressive application of dust control measures. Persistent visible dust from work activities for greater than five minutes will require that work cease. Any occurrence of visible dust from active work crossing the Site boundary for greater than five minutes shall require that the work cease until effective dust control measures are applied. If visible dust is noted, the contractor shall apply additional dust control as required.

4.0 Signage and Notifications

As required by state law, the contractor shall post the Proposition 65 warning sign at entrances to the Site.

PROPOSITION 65 WARNING!

**WARNING: This Site Contains Chemicals
Known to the State of California to Cause Cancer or Birth Defects**

These notifications should be large enough to read from 20 feet away. The contractor shall also make the Dust Control known to subcontractors entering the Site until soils are capped. This Dust Control Plan shall be provided to them, if their work would likely disturb soils, or if requested.

5.0 References

Information reviewed and referenced in this report includes the following document(s):

- Langan Treadwell Rollo "Soil and Groundwater Management Plan, 2302 Valdez Street" August 11, 2015
- Langan Treadwell Rollo "Geotechnical Investigation, 23rd and Valdez" February 2, 2015

Figures

2302 Valdez Street
Oakland, CA

Acumen Project No. WDP 1502 A

Prepared For:

Wood Partners
20 Sunnyside Avenue, Suite B
Mill Valley, CA 94941

Figure 1

Location Map
2302 Valdez Street

April 2016

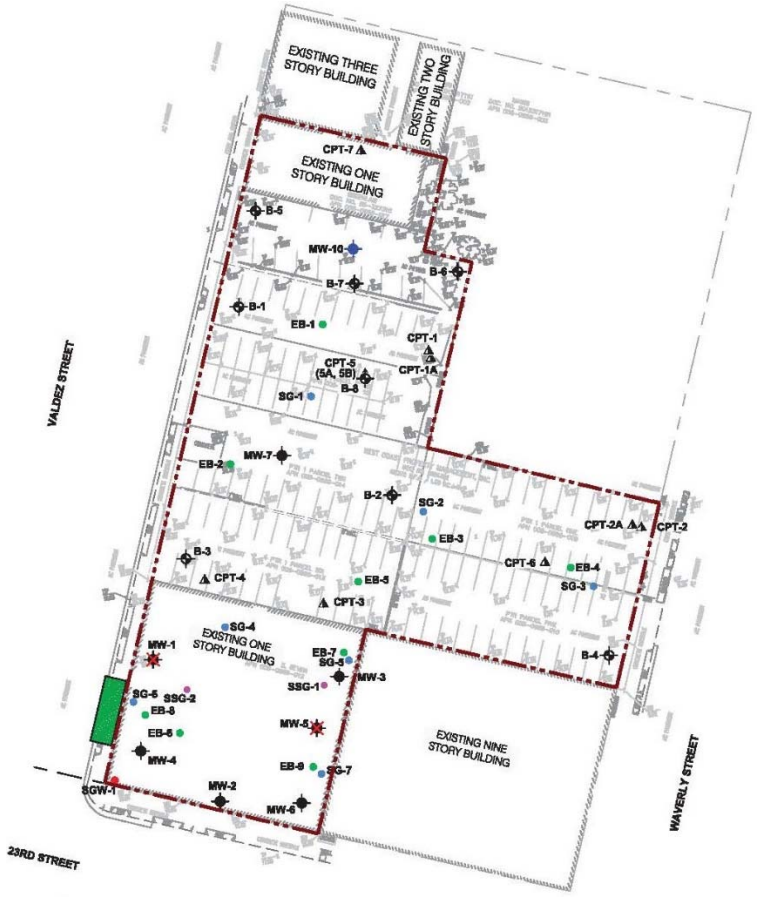

Figure 2

Site Map Indicating Sensitive Receptors
2302 Valdez Street

April 2016

* Note that the prevailing wind direction is generally from the west.

= Church/Medical Facility = School = Residential Property

Figure 3

Air Sample Location Map
2302 Valdez Street

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