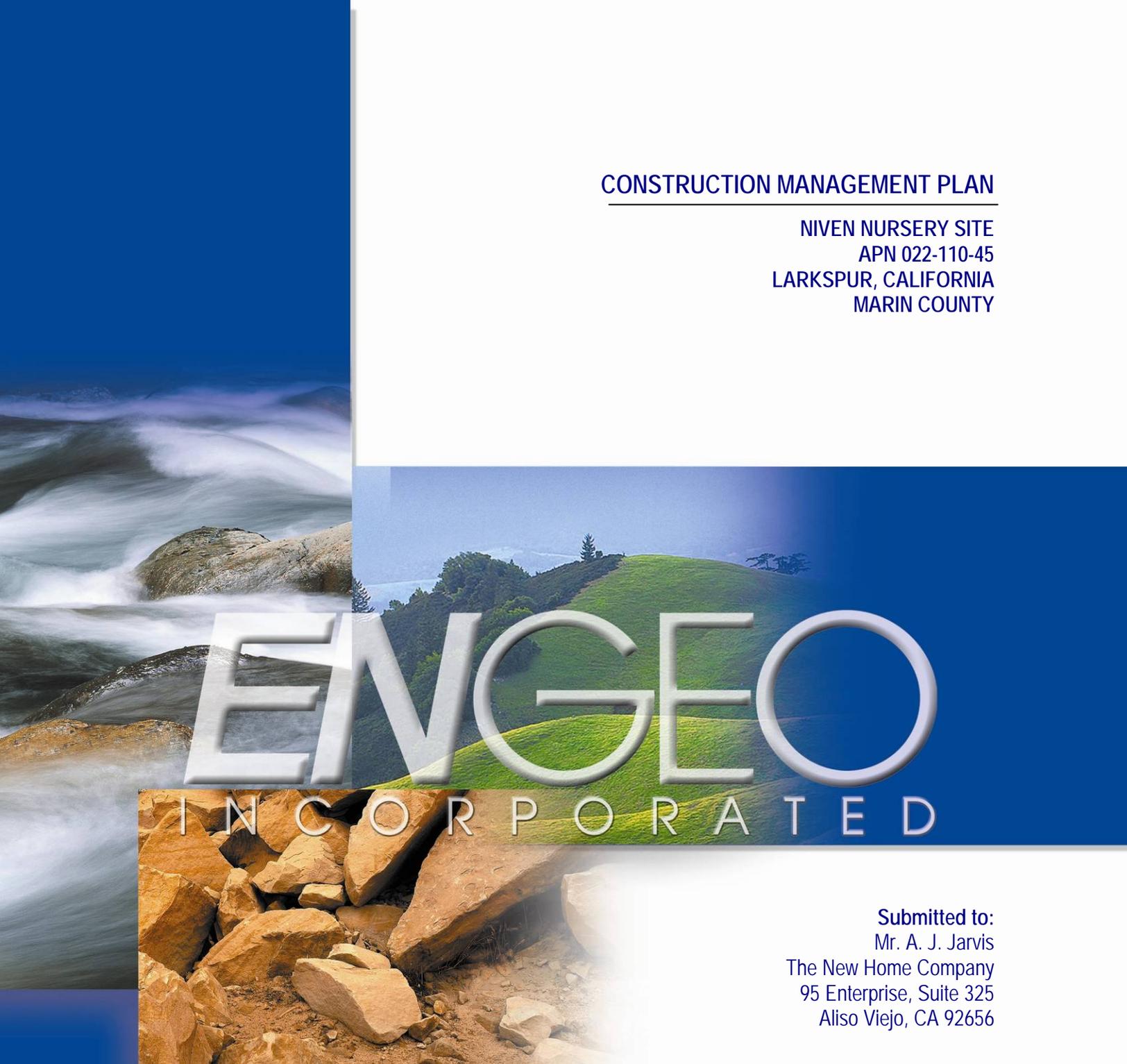


CONSTRUCTION MANAGEMENT PLAN

NIVEN NURSERY SITE
APN 022-110-45
LARKSPUR, CALIFORNIA
MARIN COUNTY



ENGEO

I N C O R P O R A T E D

Submitted to:
Mr. A. J. Jarvis
The New Home Company
95 Enterprise, Suite 325
Aliso Viejo, CA 92656

Prepared by:
ENGEO Incorporated
2010 Crow Canyon Place, Suite 250
San Ramon, CA 94583

Project No. 8865.002.001
August 23, 2011
Revised November 8, 2011

Copyright © 2011 By ENGEO
Incorporated. This Document May Not
Be Reproduced In Whole Or In Part By
Any Means Whatsoever, Nor May It Be
Quoted Or Excerpted Without The
Express Written Consent Of ENGEO
Incorporated.

- *Expect Excellence* -

TABLE OF CONTENTS

1.0	PROJECT AND SITE DESCRIPTION	1
2.0	GENERAL WORK ACTIVITY OVERVIEW	1
2.1	WORK HOURS AND SCHEDULE.....	2
2.2	EQUIPMENT /MATERIAL STAGING AND PARKING.....	2
2.3	HAUL ROUTE/ESTIMATED VEHICULAR TRAFFIC	2
2.4	CONTAMINATED SOIL MANAGEMENT.....	2
3.0	HEALTH AND SAFETY	3
4.0	DUST CONTROL MEASURES	3
5.0	NOISE MITIGATION	5
6.0	STORMWATER POLLUTION PREVENTION (SWPPP) AND EROSION CONTROL PLANS (ECP).....	5

1.0 PROJECT AND SITE DESCRIPTION

ENGEO has prepared this Construction Management Plan, hereafter referred to as the "Workplan", for the purpose of providing a detailed description of remedial grading, surcharge, and general grading procedures, which the grading contractor (Contractor) will be implementing at the Niven Nursery site (Project), located in Larkspur, California.

The Project is situated south of Doherty Drive between a shopping center and Tamiscal High School on the site of the Old Niven Nursery encompassing about 17 acres. Larkspur Creek is located on the south and east property boundaries. The drainage channel is approximately 10 feet in depth and has side slopes/banks ranging to as steep as 1:1 (horizontal to vertical), but appears to average 2:1.

A commercial nursery was operated at the Property for nearly 80 years. Several greenhouse structures, residential structures, and ancillary facilities have been present at the Property. The greenhouses were primarily grouped into three "areas": the western greenhouse area, the northern greenhouse area, and the southern greenhouse area.

2.0 GENERAL WORK ACTIVITY OVERVIEW

The work covered under this Workplan will be conducted in a sequential manner, with some activities being conducted concurrently with others. Depending upon site and other unknown conditions, Contractor's general sequence of work activities may require alteration at any given time. Demolition work and soil remediation activities are addressed under separate management plans. A summary of the general sequence for the work activities is outlined as follows:

- General stripping and preparation for site grading.
- Excavation of undocumented and replacement with engineered fills.
- Local site dewatering for excavation activities, as necessary.
- Installation of wick drains and collection drainage in designated surcharge areas.
- Placement of surcharge fills and settlement monitoring in designated areas.
- Removal of surcharge fills to design grades.
- Finish grading and construction of underground utilities, paving and related site improvements.
- Foundation preparation and construction.

2.1 WORK HOURS AND SCHEDULE

Grading activities shall be conducted between 7:00 a.m. and 6:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends and holidays. The site grading activities are anticipated to take place during and through 2011 and 2012 on an intermittent basis.

2.2 EQUIPMENT /MATERIAL STAGING AND PARKING

Vehicle and equipment parking will initially be located in the eastern property area; however, staging and parking may occur in other areas of the site during the course of demolition activities. No equipment or worker parking will occur on Doherty Drive. All project parking will occur on site.

2.3 HAUL ROUTE/ESTIMATED VEHICULAR TRAFFIC

In accordance with the *Traffic Control Plan*, vehicular traffic will be confined to one single combined exit and entry point at the northeastern property corner along Doherty Drive. Large truck traffic will be limited to five trucks per hour during peak school traffic hours defined as 7:30 a.m. to 8:30 a.m. and 2:30 p.m. to 4:00 p.m., Monday through Friday. The specific number of daily truck trips will vary based on phasing and project schedule; however, it is estimated that transport truck traffic will be less than 25 trucks per day. Flagmen will be provided at the entry/exit point full-time when vehicles are entering/exiting the site. Truck traffic will be routed east along Doherty Road to Highway 101.

2.4 CONTAMINATED SOIL MANAGEMENT

Approximately 1,200 cubic yards of contaminated soil will be removed from the site. It is anticipated that the majority of the excavated soil will not be classified as hazardous waste. Based on soil sampling and laboratory testing, if certain loads are classified as hazardous, they will be transported in accordance with all applicable State and Federal regulations, including California Health and Safety Code Section 25160 and CCR Title 22 Section 66263.

Contaminated soil excavation and loading will occur on site between 7:00 a.m. and 6:00 p.m. weekdays. Loading will be conducted onsite using excavators. A minimum of one foot of freeboard will be maintained for transport trucks and all loads will be covered prior to exiting the site. This will prevent potential spillage from the transport trucks. Dust suppression measures will be consistent with Appendix C of the Site Demolition and Removal Plan. Transport will occur between 8:30 a.m. and 2:30 p.m. and 4:00 p.m. and 6:00 p.m. weekdays. Traffic control will be managed consistent with Section 2.3.

Consistent with Section 2.3, transport trucks will be routed east on Doherty Drive to Highway 101. The specific disposal sites will be selected by the remediation contractor; however, it is anticipated the following disposal sites will be used:

Recology Hay Road Landfill
6426 Hay Road
Vacaville, CA 95687

Clean Harbors Buttonwillow Landfill
2500 West Lokern Road
Buttonwillow, CA 93206

3.0 HEALTH AND SAFETY

The Contractor shall consider safety and the prevention of accidents an integral part of its operation. Under Federal, State and local laws, Contractor is responsible to provide a safe working environment, and to protect life, health and safety of its employees and subcontractor's personnel. Although providing safe working conditions is primarily a management responsibility, safety and accident prevention can be accomplished only through coordinated efforts of all employees and subcontractor personnel. If the task or service being undertaken cannot be done safely, the Contractor shall discontinue work until proper controls can be established.

Contractor will hold daily tailgate meetings for its employees prior to work commencement. Additionally, Contractor will require that subcontractors be required to hold similar daily tailgate meetings covering their respective portion of the work. These meetings are designed to discuss the projected work schedule and prepare each worker for any potential hazards associated with the work activities. A copy of the daily or weekly safety meeting logs will be maintained onsite at all times. All personnel attending the safety meeting will be required to sign the safety meeting log upon completion of the tailgate safety meeting. During the tailgate meetings, personnel will be reminded of site conditions and are encouraged to participate with health and safety concerns.

At the conclusion of the project, copies of all daily activities will be presented in a final report to the Property owner for distribution to relevant parties.

4.0 DUST CONTROL MEASURES

Dust control will be considered an important part of the overall project. Contractor will utilize a water truck and/or fire hose attached to a local hydrant during demolition operations. Contractor will direct a localized fine water spray to the source of demolition activities, as required, thereby reducing airborne dust particles. To minimize the run-off of water, the water supply will be used only when necessary.

The main mechanism for the control of fugitive dust emissions from construction activities and wind erosion is watering, which leads to the formation of a surface crust to reduce the available reservoir of dust. In addition to water, a wide variety of chemical dust suppressants are available to enhance the formation of a surface crust. The effectiveness of wet suppression is dependent on the type of activities occurring, the frequency of watering, and the meteorological conditions.

The watering schedule will be determined by an evaluation of the air monitoring and meteorological data, site conditions, and site activities.

Dust control measures will include, but may not be limited to:

- Watering all active construction areas at least twice daily and more often during windy periods.
- Active areas adjacent to residences should be kept damp at all times.
- Cover all hauling trucks or maintain at least 2 feet of freeboard. Pave, apply water at least twice daily, or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas.
- Sweep adjacent streets daily (with water sweepers) if visible soil material is deposited onto the road surface.
- Hydroseed or apply (nontoxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for 10 days or more).
- Enclose, cover, water twice daily, or apply (nontoxic) soil binders to exposed stockpiles.
- Limit traffic speeds on any unpaved roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
- Check all vehicles for material residue and clean if necessary. The public paved roadways surrounding the Site will be checked for any material possibly tracked out, despite mitigation efforts. The Contractor will take all reasonable measures to clean the roadways of this material within an hour of observation.
- Designate an air quality coordinator for the project. Prominently post a phone number for this person on the job site, and distribute same to all nearby residents and businesses. The coordinator will respond to and remedy any complaints about dust, exhaust, or other air quality concerns. A log shall be kept of all complaints and how and when the problem was remedied.

5.0 NOISE MITIGATION

The following measures will be undertaken to minimize noise intrusion during site activities.

- Construction activities will be limited to the hours of 7 a.m. to 6 p.m. on weekdays, and 9 a.m. to 5 p.m. on Saturdays, Sundays, or legal holidays in accordance with Chapter 9.54 of the Larkspur Municipal Code.
- All equipment driven by internal combustion engines will be equipped with appropriate mufflers in good operating condition.
- When feasible, “quiet” models of stationary equipment such as air compressors, generators and other noise sources.
- Stationary noise-generating equipment will be located as far as possible from sensitive receptors.
- No unnecessary idling of internal combustion engines will occur onsite.
- A designated “noise disturbance coordinator” will be identified who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaints and as practicable, institute measures to correct the problem.

6.0 STORMWATER POLLUTION PREVENTION (SWPPP) AND EROSION CONTROL PLANS (ECP)

Contractor will follow requirements for stormwater management and erosion control as specified in the *SWPPP* and *ECP* prepared by ENGEO.