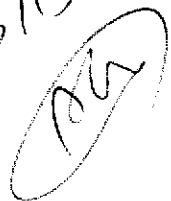


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**WORK PLAN**  
for  
**ADDITIONAL INVESTIGATION**  
at  
**SEKHON GAS STATION**  
6600 Foothill Blvd., Oakland, California

JAN 24 2002

Prepared for:

Mr. Ravi S. Sekhon  
6600 Foothill Blvd.  
Oakland, California

January 18, 2002

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**ADVANCED ASSESSMENT AND REMEDIATION SERVICES**



2380 Salvio Street, Suite 202  
Concord, CA 94520  
Phone: (925) 363-1999  
Fax: (925) 363-1998  
e-mail: aars@ccnet.com



## ADVANCED ASSESSMENT AND REMEDATION SERVICES (AARS)

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2380 SALVIO STREET, SUITE 202  
CONCORD, CALIFORNIA 94520-2137  
TEL: (925) 363-1999 FAX: (925) 363-1998  
e-mail: aars@ccnet.com

January 18, 2002

Mr. Amir Gholami  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway, 2nd Floor  
Alameda, California 94502

Subject: Submittal of Work Plan for Additional Investigations at  
Sekhon Gas Station, 6600 Foothill Boulevard, Oakland, California

Dear Mr. Gholami:

Enclosed is the work plan for additional investigations to delineate the extent of the contaminant plume at the above referred site. The investigation will be conducted in accordance with the guidelines and requirements of the Alameda County Department of Environmental Health (ACDEH) and the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB).

Please call me at (925) 363-1999 if you have any questions regarding this work plan.

Sincerely,

Advanced Assessment and Remediation Services

Tridib K. Guha, R.G., R.E.A.  
Principal

cc: Mr. Ravi S. Sekhon, Oakland, California

TG/SEKHON.WP2/Enclosure

## TABLE OF CONTENTS

1.0 INTRODUCTION .....	1
2.0 PROJECT BACKGROUND .....	1
3.0 PROPOSED SCOPE OF WORK .....	2
Task 1: Submit work plan and acquire permits .....	2
Task 2: Horizontal Conduit Investigation .....	2
Task 3: Well Search .....	3
Task 4: Traffic Control .....	3
Task 5: Drill soil borings; install two temporary wells .....	3
Task 6: Install three monitoring wells .....	3
Task 7: Sample temporary wells .....	3
Task 8: Develop, sample and survey monitoring well .....	4
Task 9: Analyze soil samples .....	4
Task 10: Analyze groundwater samples .....	4
Task 11: Analyze data laboratory results and prepare report .....	5
4.0 SITE SAFETY PLAN .....	5
5.0 PROPOSED SCHEDULE OF ACTIVITIES .....	5
6.0 PROPERTY OWNER AND CONSULTANT .....	6
FIGURE	Figure 1, Site Plan
APPENDIX A	Proposed Well Construction Diagram
APPENDIX B	Site Safety Plan

**WORK PLAN**  
for  
**ADDITIONAL INVESTIGATIONS**  
at  
**SEKHON GAS STATION**  
**6600 Foothill Boulevard**  
**Oakland, California**

## **1.0 INTRODUCTION**

This work plan presents the scope of work to conduct a groundwater quality investigation to delineate the extent of the contaminant plume at 6600 Foothill Boulevard, Oakland, California. The proposed scope of work is based on the analytical results of groundwater sampling of preliminary site investigation conducted in June 2001. The samples collected and analyzed from the former underground storage tank area in the southeastern corner of the property, identified elevated petroleum hydrocarbon constituents in soil and groundwater. The proposed investigative work is designed to evaluate the extent of the subsurface contamination and whether hydrocarbon constituents have impacted the groundwater off-site.

## **2.0 PROJECT BACKGROUND**

"The site is presently used as a retail gasoline station. The site was formerly operated as a gasoline station by Beacon. Mr. Ravi Sekhon (present owner) purchased the property in 1998. At that time underground storage tank (UST) system consisted of two single wall fiberglass USTs and one single wall steel UST.

As part of the UST system upgrade effort, the steel UST and dispensers were removed on December 16, 1998. Mr. Steve Crawford of the Oakland Fire Department was on site to observe site conditions and to direct sample collection. Soil samples were collected from the UST pit sidewalls and from beneath the dispenser islands. There was no evidence of contamination other than MTBE which was reported in the laboratory reports. Mr. Crawford did not require the pipe trench samples be collected, since the pipe trench between the dispensers and the UST pit was less than 20 feet.

During P&D Environmental site visit on January 9, 1999, approximately 6 inches of groundwater was observed in the bottom of the UST pit. The measured depth to groundwater was 8 feet below the ground surface. Sheen was observed on the water in the UST pit. No petroleum hydrocarbon odors were detected in any of the soil at the site.

Copies of the soil samples results for samples collected from beneath the dispenser islands and from the UST pit sidewalls were forwarded to ACDEH on January 11, 1999. In addition, on December 1998, one groundwater grab sample was collected by Edd Clark & Associates. A copy of these results were also forwarded to the ACDEH.

Review of the laboratory reports shows that the only detected compound in soil has been MTBE (with the exception of 25 ppb of toluene in the east dispenser island soil sample). Review of the groundwater sample from the pit shows that TPH-G, BTEX, and MTBE were detected in the groundwater.

Based on the sample results, P&D recommended that the UST pit be backfilled, the upgrade of remaining UST system be completed, and that a groundwater investigation be performed to determine the extent and origin of petroleum hydrocarbons in groundwater.

Subsequently, groundwater was pumped from the UST pit and stored in above ground storage tanks pending carbon filtration and discharge to the storm drain with an approved San Francisco Bay Regional Water Quality Control Board temporary groundwater discharge permit. In addition, the stockpiled soil generated during UST removal was characterized, profiled and removed from the site to the BFI Vasco Road landfill in Livermore, California (P&D Environmental, March 9, 1999)".

Advanced Assessment and Remediation Services (AARS) conducted a preliminary site assessment in June 2001. The results of preliminary site investigation confirmed the presence of elevated petroleum hydrocarbons. The ACEHD required additional investigations to delineate the extent of the plume.

### **3.0 PROPOSED SCOPE OF WORK**

The proposed site investigation will be conducted in accordance with the requirements and guidelines of ACDEH and California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB). AARS proposes:

Installation of five soil borings to 25 feet below ground surface (bgs). Two soil borings (SB-1/TW) will be drilled onto the eastern adjacent property and (SB-2/TW) will be drilled next to the curb on the Foothill Blvd. These two borings will be converted to temporary wells to evaluate the groundwater quality of eastern extent and southern extent of the plume. Soil boring MW-4 will be converted into a monitoring well on the Foothill Boulevard approximately 50 feet east of monitoring well MW-2 ( which detected elevated petroleum hydrocarbon). Two soil borings (MW- 5 and MW-6) will be drilled next to the curb on Foothill Blvd. and will be converted to monitoring wells to delineate the southern extent of the plume. The locations of these soil borings are presented in Figure 1. The various tasks associated with this site investigation are discussed below.

#### **Task 1: Project Preparation, Submit Work Plan and Acquire Necessary Permits**

Information pertinent to the site will be reviewed and will include available literature, previous fieldwork and other sources. A workplan will be prepared, including a health and safety plan, and will be submitted to the ACEHD. All required permits will be obtained and field activities will be coordinated with the ACEHD. The site will be marked and the Underground Service Alert will be notified prior to drilling of the soil borings. Also, an expert utility locator will be used for clearance in United Transmission property.

#### **Task 2: Horizontal Conduit Investigation**

Conduct a conduit study to determine the affects of horizontal conduits on contamination migration and horizontal conduits acting as preferential pathways. The study involves a utility survey – research records of City of Oakland Public Works Department past utility work. Also, research records of Pacific Gas and Electric Company and other local agencies using underground utilities.

### Task 3: Well Search

A two thousand-foot (2,000) radius well search will be performed to ascertain whether active drinking water production wells were located in the area. The search will be consisted of a review of the Alameda County Public Works Agency Water Resource Section records. The City of Oakland reports that East Bay Municipal Utility District supplies drinking water to the area.

### Task 4: Traffic Control

Since three monitoring wells and one soil boring will be drilled on Foothill Blvd., an encroachment permit will be obtained from City of Oakland Public Works Department. A professional traffic control organization may be engaged while installing monitoring wells on Foothill Blvd.

### Task 5: Drill Soil Borings; Install two Temporary Wells

Five soil borings (SB-1/TW, SB-2/TW, MW-4, MW-5, and MW-6) will be drilled to 25 feet bgs by using a truck mounted drilling rig with 8-inch-diameter hollow-stem augers, following the standard procedures and requirements of the ACEHD. Soil samples will be obtained with a split-spoon sampler lined with clean sampling sleeves. Soil samples will be collected at every 5 feet or at any lithologic changes, starting at 5 feet bgs. Soil borings will be logged lithologically using the Unified Soil Classification System (USCS) and soil samples will be screened in the field using a portable photoionization detector. The samples recovered for chemical analysis will be sealed with teflon tape and plastic caps and placed immediately into a cooler with ice and transported to a certified laboratory under chain-of-custody. Soil borings SB-1/TW and SB-2/TW will be converted into temporary wells.

All drill cuttings will be transferred to 55-gallon drums, labeled and stored at the site for proper disposal.

### Task 6: Install three Monitoring Wells

The remaining three soil borings (MW-4, MW-5, and MW-6) will be converted into groundwater monitoring wells. The groundwater monitoring wells will be constructed of clean, 2-inch diameter, flush threaded, schedule 40 PVC blank casing which will be extended from grade level to a depth estimated at the highest anticipated water level, and 2-inch-diameter screened casing with 0.010-inch perforations, extending to a depth of at least 10 feet into the water table. The annular space surrounding the screened portion will be backfilled with No. 2 Monterey sand (filter pack) to approximately 2 feet above the top of the screened section. A bentonite annular seal (approximately 1 foot thick) will be placed above the filter pack. The remaining annulus will be grouted with neat cement to the surface. A monument well box will be installed slightly above grade to minimize infiltration of surface waters. Locking watertight well caps will be installed to ensure the integrity of the well (Appendix A).

### Task 7: Sample Temporary Wells

Two soil borings (SB-1/TW and SB-2/TW) will be converted into temporary groundwater wells. The soil borings will be advanced 3 to 5 feet beyond the top of the saturated zone (approximately 15 feet bgs). A 2-inch diameter, flush threaded, schedule 40 PVC screened casing with 0.010-inch perforations covered with polyester filter sock will be installed in the bore holes. The water will be allowed to

stabilize and a small volume of water (approximately 3 to 5 gallons) will be purged. Following purging, a groundwater sample will be collected and the casing will be removed. The borings will then be completely back filled with neat cement or cement slurry to grade.

The removed water will be transferred to 55-gallon drums, labeled, and stored at the site for proper disposal.

#### Task 8: Develop, Sample and Survey Monitoring Wells

Prior to sampling, the water level of the well will be recorded, and the presence of free product or sheen will be observed. Each well will be properly developed prior to purging and sampling.

During purging, pH, temperature, and conductivity readings will be recorded. As these readings stabilize, indicating that the groundwater is representative of the water in the aquifer, the water samples will be collected in appropriate clean glassware. The samples will be placed in an iced cooler and transported to a California-certified laboratory.

To calculate the hydraulic gradient and groundwater flow direction of the shallow aquifer, the wells will be surveyed from a permanent reference mark at the top of the casing, to 0.01 foot accuracy in reference to mean sea level.

The removed water will be transferred to 55-gallon drums, labeled and stored at the site for proper disposal.

#### Task 9: Analyze Soil Samples

Soil samples will be transported to North State Environmental Laboratory in South San Francisco, a California-certified laboratory for analysis following proper chain of custody procedures. A minimum of 1 soil sample (capillary zone) from each boring will be analyzed for total petroleum hydrocarbons as gasoline (TPHg), using EPA Method 5030/8015M; benzene, toluene, ethylbenzene and xylenes (BTEX) using EPA Method 8020; Methyl Tertiary Butyl Ether (MTBE) using EPA Method 8020. The detection limit TPHg is 1.0 milligram per kilogram (mg/kg) and the detection limits for BTEX/MTBE are 0.005 mg/kg.

#### Task 10: Analyze Water samples

Groundwater samples collected from the monitoring wells will be analyzed for TPHg, using EPA Method 5030/8015M; BTEX, using EPA Method 8020; MTBE, using EPA Method 8020. The detection limit for TPHg is 50 microgram per liter ( $\mu\text{g/L}$ ) and the detection limits for BTEX/MTBE are 0.5  $\mu\text{g/L}$ .

#### Task 11: Analyze Data and Laboratory Results and Prepare Report

Upon completion of the sample analysis and background research, a detailed evaluation of results and available information will be conducted to assess the extent and nature of groundwater contamination. This will include:

Interpretation of geologic and hydrogeologic information.

Description of field and analytical procedures.

Tabulation of soil and groundwater analytical results.

A report presenting the findings of the investigation including conclusions and recommendations, will be prepared for submission to the ACEHD.

#### 4.0 SITE SAFETY PLAN

All field procedures and activities related to the conduct of the site investigation (in accordance with the site specific safety plan) has been developed in compliance with applicable requirements of the California Department of Health Services (DHS) and the Federal and State Occupational Health and Safety Administration (OSHA and Cal-OSHA). The site safety plan is presented in APPENDIX B.

#### 5.0 PROPOSED SCHEDULE OF ACTIVITIES

The proposed schedule includes completion of the following items:

<u>Items</u>	<u>Cumulative Days</u>
1. Work plan and health and safety plan	5
2. Receipt of the soil borings/monitoring well permit from the ACPW	10
3. Field work and sample collection	25
4. Chemical analyses	35
5. Data analyses, integration and interpretation	50
6. Report preparation	60

This schedule may be subject to revision depending on timely receipt of work plan approval and approval of boring/well permit to complete the site investigation. Any changes to the schedule will be communicated in advance to the appropriate agencies and parties involved.



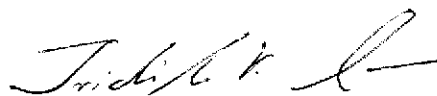
**6.0 PROPERTY OWNER AND CONSULTANT**

Property owner: Mr. Ravi S. Sekhon  
6600 Foothill Blvd.  
Oakland, California 94605

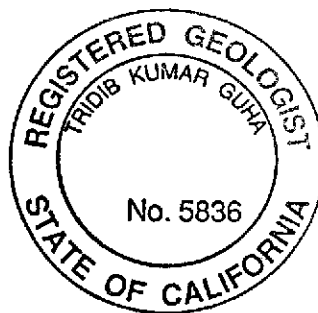
Contact: Mr. Ravi S. Sekhon (510) 568-4664

Consultant: Advanced Assessment and Remediation Services  
2380 Salvio Street, Suite 202  
Concord, California 94520

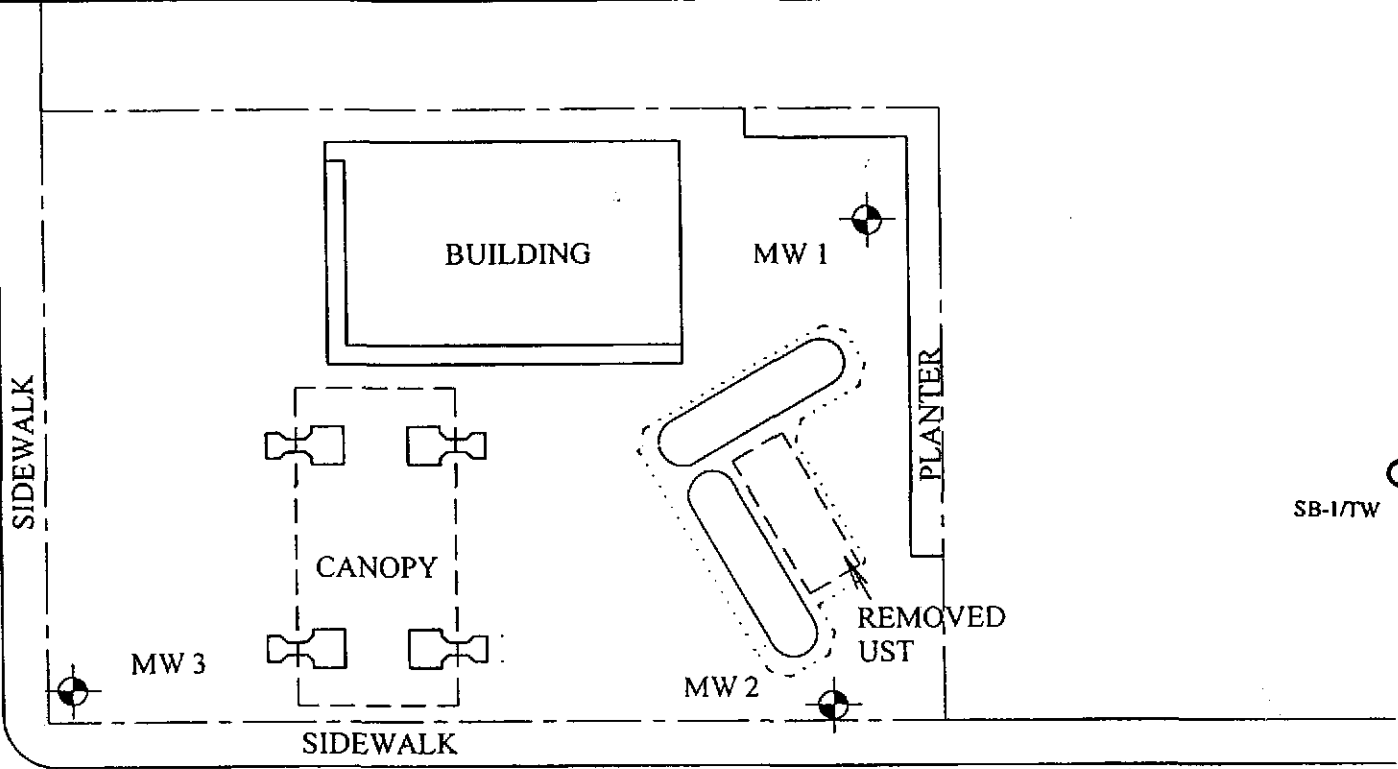
Contact: Tridib Guha (925) 363-1999



Tridib K. Guha, R.G.



HAVENSCOURT BLVD.

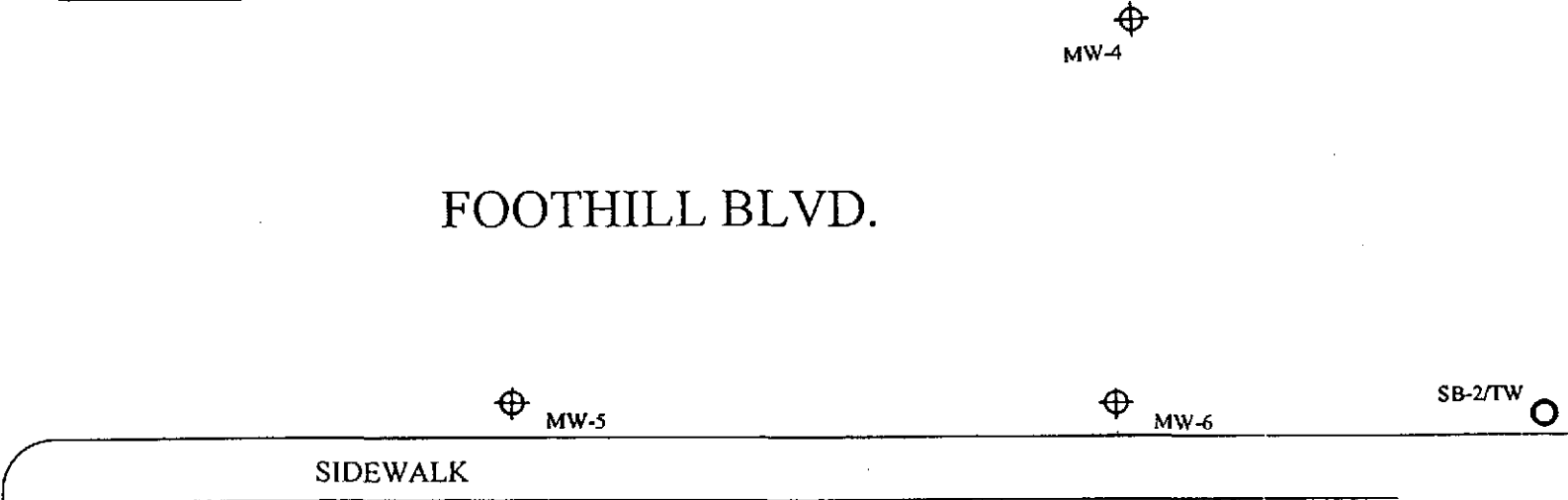


**LEGEND**

- ◆ MW-1 Monitoring Well
- ⊕ MW-4 Proposed Monitoring Well
- SB-1/TW Proposed Soil Boring/  
Temp. Well
- Present UST
- Limits of Excavation
- ⊕ Pump



FOOTHILL BLVD.



Source of base map:  
 1. City of Oakland, Engineering Dept.  
 2. P & D Environmental

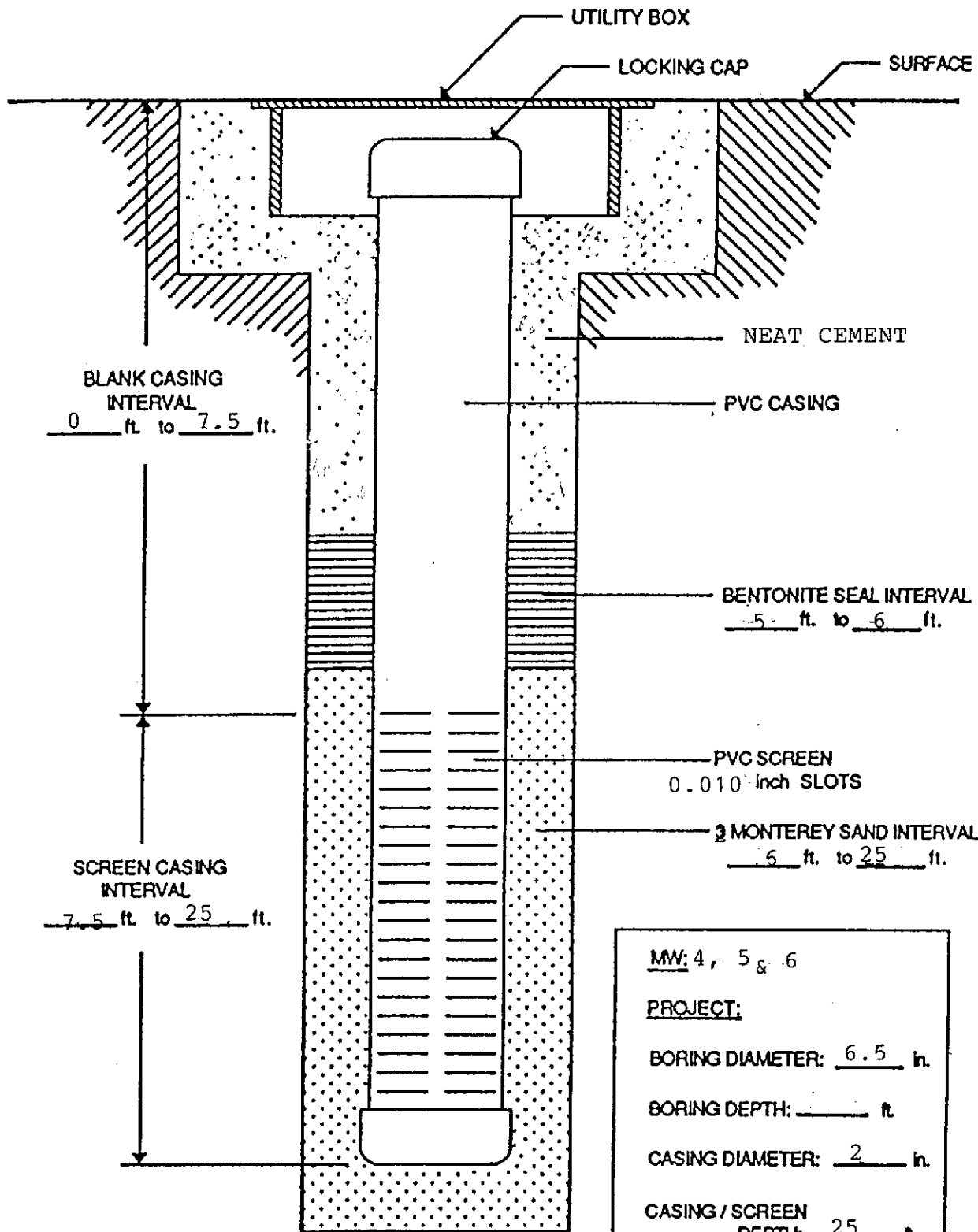
**Scale: Approx. 1 inch = 30 feet**

**FIGURE 1: SITE MAP**  
**SEKHON GAS STATION**  
 6600 Foothill Boulevard  
 Oakland, California

**ADVANCED ASSESSMENT AND REMEDIATION SERVICES**  
 2380 Salvio Street, Suite 202  
 Concord, California 94520

**APPENDIX A**

**Proposed Well Construction Diagram**



BLANK CASING  
INTERVAL  
0 ft. to 7.5 ft.

SCREEN CASING  
INTERVAL  
7.5 ft. to 25 ft.

NEAT CEMENT

PVC CASING

BENTONITE SEAL INTERVAL  
5 ft. to 6 ft.

PVC SCREEN  
0.010 inch SLOTS

MONTEREY SAND INTERVAL  
5 ft. to 25 ft.

MW: 4, 5 & 6  
PROJECT:  
BORING DIAMETER: 6.5 in.  
BORING DEPTH: \_\_\_\_\_ ft.  
CASING DIAMETER: 2 in.  
CASING / SCREEN  
DEPTH: 25 ft.

NOT TO SCALE

PROPOSED WELL CONSTRUCTION DIAGRAM

Advanced Assessment and  
Remediation Services  
2380 Salvio Street, Suite 202  
Concord, California 94520

**APPENDIX B**

**Site Safety Plan**

**SITE SAFETY PLAN**  
**SEKHON GAS STATION**  
**6600 Foothill Boulevard**  
**Oakland, California**

## **INTRODUCTION**

This site safety plan has been prepared pursuant to requirements of Alameda County Department of Environmental Health (ACDEH). This plan has been prepared in conformance with the Advanced Assessment and Remediation Services (AARS) Health and Safety Program. It addresses those activities associated with site characterization and will be implemented during all site investigations and field related activities. Compliance with this Site Safety Plan (SSP) is required of all AARS personnel, subcontractors, and third parties that enter the site. The requirements and parameters identified in this SSP will be subject to modification as warranted by existing site conditions or as work progresses. However, no changes will be made without the prior approval of the Project Safety Officer.

## **PROJECT SAFETY OFFICER**

The Project Safety Officer has overall responsibility for the development, coordination, and implementation of the SSP and its conformance with the AARS Health and Safety Program. The Project Safety Officer will also be responsible for field implementation of the SSP. This will include communicating the site-specific requirements to all site personnel and third parties, and assuring compliance with the AARS Health and Safety Program.

## **AARS PERSONNEL AND SUBCONTRACTORS**

All AARS personnel and Subcontractors will be responsible for reading, understanding, signing, and complying with these SSP requirements.

## **BACKGROUND**

In December 1998, two steel underground fuel storage tanks were removed as part of the UST system upgrade. Soil samples were collected from excavations. Sheen was observed on the water in the UST pit. Advanced Assessment and Remediation Services (AARS) conducted a preliminary site assessment in June 2001. The results of preliminary site investigation confirmed the presence of elevated petroleum hydrocarbons. The ACEHD required additional investigations to delineate the extent of the plume.

## **HAZARD SUMMARY**

Major potential hazards to personal safety at the site include:

### **A. Physical Injury**

Exposure to this type of injury can occur while working around heavy equipment during the different field operations; e.g., drilling and associated work. If the surface is wet slip, trip and fall can cause injury. Additionally, exposure to physical injury on this site is increased by the fact this work will be

conducted at the sidewalk of a highway, where there will be frequent vehicular traffic.

#### B. Explosion and Fire

Petroleum products are highly flammable. Liquid petroleum product readily vaporizes from standing pools or saturated soil. Ignition sources of any kind; e.g., engines, impact sparking, and heat or arc from inappropriate equipment or instrumentation pose a major explosion and fire hazard.

#### C. Inhalation, Ingestion, or Absorption of toxic vapors, liquids, or dusts associated with petroleum hydrocarbons, and organic chemicals

Gasoline vapors in high concentrations (>300 parts per million (ppm)) can cause eye, nose, and throat irritation, headaches, dizziness, and anesthesia. Skin contact and/or absorption of gasoline may result in irritation and dermatitis. Contact with specific toxic petroleum hydrocarbon and organic chemicals substances such as the following volatile organic compounds (VOC): benzene, toluene, ethylbenzene, and xylenes (BTEX) may seriously affect an individual's health. Benzene is a suspected human carcinogen and along with toluene and xylenes can cause damage to the liver, kidneys, and central nervous system. Ethylbenzene is also known to be a skin irritant in both vapor and liquid forms.

#### D. Electrical Shock or Electrocution

Electrical power lines are known to be in the vicinity of both drilling and hand augering operations.

#### E. Hearing Damage

Noise from the drilling will be both constant and extensive.

#### F. Sun Burn and Heat Stress

Due to time of the year, heat stress is not expected.

### **HAZARD ASSESSMENT**

Consistent efforts will be made throughout the project to evaluate the chemical and physical hazards described above. Explosion, fire, and VOC exposure hazards will be evaluated through an air monitoring program. Electrical shock, hearing damage, physical damage, and heat stress will be minimized through a hazard reduction program.

### **AIR MONITORING PROGRAM**

#### A. Fire and Explosion

A direct-reading portable GasTech combustible gas indicator (CGI) (calibrated to hexane) or a photo ionization detector (PID), which measures VOC concentrations in ppm or as a percentage of the lower explosive limit (LEL), will be used to evaluate the possible formation of flammable atmospheres around the work area. Continuous measurements will be obtained at the top of each borehole throughout the temporary well/monitoring well installation and soil boring operations.

## B. Exposure to VOC's

Airborne concentrations of VOC's will be monitored with the CGI described above, and/or a PID. Measurements will be obtained from the top of each borehole and all soil samples.

## HAZARD REDUCTION PROGRAM/ENGINEERING CONTROLS

Access to work areas will be limited by the Project Safety Officer to essential personnel.

Drill cuttings and soil will be stored on site on a plastic liner. The stored soils will be removed from the site at the earliest opportunity by the responsible party. Underground utilities will be identified through Underground Service Alert prior to operation, and power lines and pipelines will be shut down, locked-out and tagged, as appropriate.

### A. Flammable Atmospheres

In the event that combustible gas indicator readings anywhere on the site exceed 10% of the LEL of gasoline (11,000 ppm), work will be suspended, monitoring will be continued as necessary to isolate the area of concern, and some or all of the following environmental controls will be implemented as appropriate:

1. Borings or wells emitting excessive VOC concentrations will be ventilated, capped, or shut in as necessary.
2. Drilling equipment will be bonded and grounded during all operations to control ignition sources.

### B. Airborne Toxic Chemicals

Workers will be required to wear half-face air purifying respirators with organic vapor cartridges under the following circumstances:

1. If the worker is continuously exposed throughout the day to VOC vapors that exceed the permissible exposure level (time weighted average) (PEL-TWA) for gasoline (300 ppm), or
2. If the worker is exposed at any time to VOC vapors that exceed the permissible exposure level (short term exposure limit) (PEL-STEL) for gasoline (500 ppm).

Similar precautions will be taken with regard to other toxic chemicals such as BTEX components. If VOC vapors exceed 1,000 ppm, full-face air purifying respirators with organic vapor canisters will be worn.

### C. Physical Contact with Contaminated Soil and Groundwater

Workers who must come in direct contact with contaminated soil or ground water for sampling purposes, will be required to wear protective gloves and/or necessary protective clothing to prevent skin contact.

### D. Physical Hazards

Accidents will be prevented by personal protective equipment, engineering controls, and the exercise of reasonable caution during work activities. Traffic control will be performed for entire duration of



drilling operation on the sidewalk.

#### E. Noise Exposures

All workers entering high-noise areas will be required to wear hearing protection (ear plugs or muffs).

#### H. Heat Stress

Workers will be provided beverages, shaded rest areas, and breaks, as needed, to prevent heat stress.

### **GENERAL MEASURES AND PROCEDURES**

#### SAFETY INSPECTIONS

Walk-through safety inspections of the work area will be conducted daily before the start of work and as conditions change. The results of these surveys will be communicated to the work crews during regularly scheduled "tailgate safety" meetings. The safety procedures and the day's planned operations will be discussed at these sessions.

#### PERSONAL PROTECTIVE EQUIPMENT

Field personnel involved in the site investigation will be required to be prepared with the following personal protective equipment:

- \*Hard hats
- \*Half-face air purifying respirators with organic vapor cartridges and dust/mist filters
- \*Safety glasses with side-shields, or splash goggles
- \*Tyvek coveralls and other suitable work clothing
- \*Chemical-resistant gloves
- \*Steel-toe boots or boot covers
- \*Hearing protectors or ear plugs

#### EMERGENCY RESPONSE

The Project Safety Officer will have controlling authority during an emergency. In the event that this person is not available, the Alternate Safety Officer (driller) will be in charge. Emergency response organizations and contacts are listed at the end of this plan.

#### GENERAL SAFETY REQUIREMENTS

The following requirements will also be observed:

1. The Project Safety Officer has the authority to correct unsafe site conditions. All accidents, injuries, and potentially unsafe working conditions shall be reported to the Project Safety Officer immediately.
2. Eating, smoking, and drinking will be allowed only in designated offsite areas. Site personnel will wash their hands and faces thoroughly prior to eating or drinking.
3. Respirators will be cleaned, sanitized, inspected, and maintained by workers after each use.
4. Fire extinguisher will be onsite for use on equipment or small fires only.
5. An adequately stocked first aid kit will be onsite at all times during work activities.

All practical engineering and geological information, experience, and accepted practices will be employed as necessary to control any and all aspects of site safety while carrying out the proposed site investigation work.

#### LIST OF KEY PERSONNEL

Project Safety Officer: Tridib Guha, AARS(925) 363-1999 Cell (925) 451-1999  
Alternate Safety Officer: Driller, Exploration Geoservices, Inc.(408) 280-6822  
Client Contact: Mr. Ravi S. Sekhon(510) 568-4664 Cell (510) 487-7183

#### EMERGENCY TELEPHONE NUMBERS

911 Police, Fire and Ambulance  
(510) 261-5613 Fruitvale Healthcare Center, 3020 E. 15<sup>th</sup> Street, Oakland, CA  
1-800-258-6492 Hazardous Waste Hotline (California DHS)  
1-800-342-9293 Poison Control Hotline

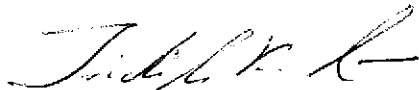
#### HOSPITAL ADDRESS AND ROUTE

##### Location and Directions:

Fruitvale Healthcare Center Emergency Room is located at 3020 E 15<sup>th</sup> Street., Oakland at the intersection of Derby Avenue.

From the site go west on Havenscourt Avenue. Turn right onto E 14<sup>th</sup> Street/CA-185, continue approximately 1 mile; turn right onto Derby Avenue, immediate left onto E 15<sup>th</sup> Street.

This site safety plan is prepared by:



Tridib K. Guha  
Project Safety Officer