Tracy Federal Bank, F.S.B.

July 8, 1991

Mr. Paul Smith
Alameda County
Environmental Health Department
Hazardous Materials Division
80 Swan Way #200
Oakland, CA 94621

RE: Hooshi's Auto
1499 MacArthur Boulevard, Oakland, CA

Dear Mr. Smith:

As requested, enclosed please find the Health and Safety Plan from David C. Glick Associates regarding the above referenced project.

Your comments on its contents would be appreciated. If you have any questions, please do not hesitate to contact this office.

Sincerely,

TRACY FEDERAL BANK, F.S.B.

Fernando R. Alvarez III
Assistant Vice President
Business Lending Division

FRA/kmh

Enclosure

☐ CORPORATE
1003 Central Avenue
P.O. Box 389
Tracy, California 95378-0389
(209) 836-5111

☐ CONCORD
1655 Willow Pass Road
Concord, California 94520
(415) 687-9100
SBA (415) 685-1306
(800) 635-1310

☐ CLAYTON
5400 W Ygnacio Valley Road
Concord, California 94521
(415) 672-0200

☐ CASTRO VALLEY
3587 Castro Valley Boulevard
Castro Valley, California 94546
(415) 582-7003

DAVID C. GLICK ASSOCIATES
542 BENVENUE AVE, LOS ALTOS, CA 94024 (415) 948-6740

Engineering Geology Consultants
Environmental Management Consultants
Technical Information Service

July 3, 1991

KTW & ASSOCIATES
43289 Osgood Road
Fremont, CA 94539
Attn: Mr. Kevin Krause

Subject: Health & Safety Plan for Monitoring Well Installation at Hooshi's Auto
1499 Mac Arthur Boulevard, Oakland, CA

Reference: (a) Telephone Conversation between Mr. Fernando Alvarez of Tracy Federal Bank and David Glick on July 2, 1991.
(b) Work Plan for Monitoring Well Installation at Hooshi's Auto, dated June 10, 1991

Dear Mr. Krause:

This letter has been prepared in response to reference (a), in which Mr. Alvarez requested that a Health & Safety Plan be submitted to Mr. Paul Smith of Alamede County Department of Environmental Health for the subject project (in response to the request by Mr. Smith). Mr. Alvarez also indicated that Alameda County required that the Work Plan, reference (b), be ammended to include quarterly monitoring for a minimum of one year.

The attached Health & Safety Plan has been prepared for the proposed field investigation and is hereby incorporated as part of reference (b). Reference (b) is hereby ammended to include quartely monitoring of the ground water monitoring wells. The quarterly monitoring would include: free product measurements, depth to water measurements, determination of direction of ground water flow and gradient, purging and sampling the monitoring wells, submitting the water samples for analytical testing, and preparation of a quarterly report summarizing the findings of the field work and analytical testing. The proceedures for the free product measurement, well purging, sampling, and analytical testing would be as presented in reference(b).

We hope that this information is sufficient for Alameda County to proceed with review and approval of the Work Plan such that work may proceed in a timely fashion. Questions or comments regarding the attached Health & Safety Plan or the ammendments made to the Work Plan should be addressed to the undersigned.

Respectfully submitted,

DAVID C. GLICK ASSOCIATES

David C. Glick, CEG 1388
Principal Engineering Geologist

FAXED Copy to: Tracy Federal Bank
Mr. Fernando Alvarez

HEALTH & SAFETY PLAN
FOR INSTALLATION OF
GROUND WATER MONITORING WELLS
HOOSHI'S AUTO
1499 MAC ARTHUR BLVD.
OAKLAND, CA

INTRODUCTION

This Health & Safety Plan (HSP) has been prepared for the subsurface investigation work to be performed at Hooshi's Auto located at 1499 Mac Arthur Boulevard, in the City of Oakland, Alameda County, California.

The HSP establishes safety procedures to be followed to alert field personnel and others at the investigation site to potential hazards that could be encountered while conducting the subsurface investigation work and identifies the personal protective equipment required for the specific field activities.

This HSP generally complies with Federal Health and Safety regulations (29 CFR 1910 and 1926), California Health and Safety regulations as set forth in Title 8 of the California Administrative Code, and guidance established by the California Department of Health Services. This plan is to be used by David C. Glick Associates and KTW & Associates personnel as a supplement to presented regulations and guidance. David C. Glick Associates and KTW & Associates do not accept responsibility for subcontractor employee or property owner actions on any site.

APPLICABLE CODES, STANDARDS, AND REGULATIONS

California Health and Safety Code
Title 22, California Code of Regulations
California State Industrial Safety Orders
29 CFR (Code of Federal Regulations)
40 CFR (Code of Federal Regulations)
California Leaking Underground Fuel Tank (LUST) Manual

PERSONNEL

The field exploration work would be performed under the direction of Mr. David C. Glick, Certified Engineering Geologist. The Project Manager for this project is Mr. Kevin Krause (KTW & Associates). Mr. Glick will serve as the Site Safety Officer (SSO) for the field exploration and will perform on-site inspection and monitoring during the drilling. Mr. John Collins (Exploration Geoservices), or asssigned driller if Mr. Collins is not assigned to the project, will be the drilling supervisor during the field investigation and would be responsible for operating the drill rig and coordinating the drilling activities. Grouting activities will be performed under the direction and coordination of Mr. Glick.

The SSO must be on-site whenever work is being performed unless an alternate SSO, assigned during the tailgate safety meeting, has been delegated to be acting and all field personnel notified of the change in personnel responsibility. The SSO or any other employee of David C. Glick Associates or KTW & Associates working within the project area is authorized to suspend work when working conditions become too hazardous and to remove from the site any employee of David C. Glick Assoicates or KTW & Associates or subcontractor employee whose conduct endangers the health and safety of the employee or of others.

The SSO has the responsibility for performing air monitoring for compliance with this SSP and to ensure that the required work practices are employed and correcting work practices that may result in injury or potential exposure to hazardous substances.

David C. Glick Associates and KTW & Associates and subcontractor personnel assigned to perform field activities covered by this plan must have active health and safety clearance statuses, which mean that during the past 12 months, they have been cleared to wear respirators and perform their field assignments and have satisfied health and safety training requirements specified in 29 CFR 1910.120 (e).

Anticipated visitors to the project site include representatives from the Alameda County Environmental Health Department and Alameda County Flood Control and Water Conservation District (Zone 7). Visitors to the project site would be subjected to comply with all regulations, including OSHA 29 CFR 1910.134 (Respiratory Protection) and 29 CFR 1910.120 (Hazardous Waste Operations).

DESCRIPTION OF WORK

The work to be performed consists of advancing three (3) soil borings to a minimum of 10 feet below first ground water level, estimated depth of 45 feet below the ground surface, using an eight (8) inch, nominal diameter, continuous flight hollow stem auger. Soil samples would be obtained at five (5) foot intervals throughout the borings, at changes in lithology, and where obvious soil contamination exists through the use of a 2 inch I.D. split-barrel sampler advanced into the undisturbed soil by a 140 pound hammer repeatedly falling 30 inches.

Drilling and sampling equipment would be thoroughly steam cleaned before drilling begins on each boring to prevent the introduction of off-site contamination and cross contamination between borings. Sampling equipment would be cleaned in a hot water bath with a non-phosphate detergent and then rinsed in a hot water bath or steam cleaned between sample events to prevent cross contamination. Pre-cleaned stainless steel (or brass) liners would be placed in the sampler to retain the soil. The drilling and sampling equipment would be steam cleaned subsequent to completion of the field activities.

The drill cuttings and soil samples would be monitored in the field by the SSO for evidence of hydrocarbon content through the use of a portable photo-ionization detector (PID), organic vapor meter (OVM), or similar device.

An open standpipe piezometer ground water monitoring well would be installed in each boring upon completion of drilling each boring. The monitoring wells would be constructed by installing 2-inch diameter polyvinyl chloride (PVC) flush-threaded casing and slotted pipe directly through the hollow stem auger. The monitoring wells would be filter-packed with clean monterey silica sand throughout the screened interval. A one foot thick layer of bentonite pellets would be placed above the filter material to provide an annular seal and the remainder of the boring would be filled with a cement slurry to within one foot of grade. Should ground water exist in the boring/well in excess of two feet above the bentonite seal, the cement slurry would be placed using the tremmie-method.

Details of the actual field activities are presented in the Work Plan for the project site which is incorporated herein by reference.

JOB HAZARD ANALYSIS

Site hazards identified with the subsurface exploration and well construction activities include those encountered when operating mechanical equipment along those hazards associated with Portland Cement, grout mixing equipment, and grouting processes.

Site specific hazards exist due to the physical location of the proposed borings include: underground storage tanks and associated pipelines, vehical traffic around the existing facility, pedestrian traffic, and the potential for hazardous materials (defined below) to exist in the soils and ground water encountered by the borings.

Since the investigation is located in the vicinity of existing underground gasoline/diesel storage tanks, volatile organic compounds associated with halogenated hydrocarbon compounds, chlorinated hydrocarbon compounds, aromatic hydrocarbon compounds, and gasoline/diesel products have the potential to be present at the site.

It is anticipated that potential chemical exposure to site personnel could exist for short periods of time (intermittent for one field day). However if a site is unknown or not fully characterized, then the potential for exposure to elevated concentrations of fuel products could occur. Therefore, a brief overview of potential hazards associated with gasoline (highest probable constituent) is presented below:

Cal-OSHA Permissible Exposure Limit (PEL): 300 ppm
ACGIH Threshold Limit Value (TLV): 300 ppm
ACGIH Short Term Exposure Limit (STEL): 500 ppm

The existing underground storage tanks and pipelines present a potential explosive hazard should the tank and/or pipeline be ruptured during the drilling processes. The location of the underground tank and pipeline will be identified by the property owner and KTW & Associates and field verified prior to initiation of drilling.

GENERAL SAFE WORK PRACTICES

Field personnel, equipment operators, and visitors to the site would be briefed each day in a "tailgate" safety meeting at which time specific daily objectives are discussed and equipment to be used on-site are identified. Potential contaminants which could be encountered during the investigation and risks from exposure and emergency procedures would also be reviewed. All personnel entering the project area (defined as 75 feet from the drill rig) would be required to sign the tailgate safety meeting form documenting their understanding of the HSP. A copy of this HSP and the Work Plan would be available at the job site at a location identified during the tailgate safety meeting.

A regulated project area shall be established as 75 feet from the drill rig. Within the project area, safety equipment shall be worn and smoking, eating, drinking, and use of tobacco products shall be prohibited. The work area defined in this plan includes 20 feet from the drill rig. The project area includes 75 feet from the drill rig. The project area would be marked with baracades and yellow "Caution" flagging to inhibit access to the area.

All field personnel working within the project area will be required to wear personal protection equipment (defined later in this safety plan) as directed by the SSO during the tailgate safety meeting or as directed by the SSO during the field investigation activities.

All personnel assigned to this project shall have been trained and fitted for use of respiratory protective equipment required for this project and any other protective equipment assigned to them.

The drilling and well installation is anticipated to be accomplished during one working day. As such, fencing or additional site control measures would not be required. Baracades would be left in-place overnight over the completed monitoring wells to allow teh concrete seal to cure. Temporary fencing would be installed around the drums containing the drill cuttings and rinsate water.

EXPOSURE MONITORING

Permissible Exposure Levels (PEL) established by the California Code of Regulations or 29CFR 1900.1000 Standards shall be adopted for the site.

Air monitoring shall be conducted on a continuous basis to monitor ambient air conditions within the project area to detect the presence of volatile organic vapors. The monitoring would be performed through the use of a Thermo Environmental 580A Organic Vapor Meter (OVM) or Photovac Photo-Ionization Detector (PID). Samples of the soil materials derived from the borings would be visually inspected and monitored with the OVM or PID to detect emission of volatile organic vapors to detect the presence of hydrocarbon contamination (as gasoline and/or diesel).

During drilling operations, vapor emissions from the boreholes will be measured through the use of the OVM or PID as the cuttings are generated from the borehole, when the auger is extracted from the boring, and during backfilling of the boring. The vapor measurements will be made at a minimum of two zones: approximately 12 inches above ground level adjacent to the auger; and with the breathing zone of the field personnel.

Should the vapor concentrations detected at the ground level zone exceed 1,000 ppm (level of audible alarm) or exceed the PEL within the breathing zone, operations would be suspended, the drill rig motor shut off, and personnel would be directed to remove themselves from the immediate area of the drill rig. The OVM would be removed from the drilling area with the field personnel to continue monitoring the ambient air conditions. Re-entry into the drilling area (20 feet from the drill rig) would be permitted upon reduced volatile concentrations (as determined by the audible alarm shutting off and a minimum 30-minute air monitoring period of readings below the PEL) or by personnel equipped with respirators equipped with appropriate organic cartridges. Work would not resume until an assessment has been made by the SSO and appropriate procedures, which include engineering control measures (i.e. increased ventalation or air circulation, etc), each personnel wearing respirators with appropriate organic cartridges, or each individual wearing supplied air or self contained breathing aparatus equipment and the SSO authorizes continuation of work.

PERSONAL PROTECTIVE EQUIPMENT

Personal protective equipment to be worn by all field personnel in the work area shall consist of neoprene or butyl steel toed boots (calf-length), hard hats, hearing protection, and work gloves. During operations involving eye hazards, safety goggles or glasses shall be worn.

Should inclement weather arise during the field activities, rain gear shall be worn at the discretion of the employee. Rain gear will not be used to replace required protective gear as requried by the SSO.

Protective clothing such as polyethylene coated Tyvek coveralls could be worn as an option of the employee. Uncoated Tyvek coverall may be worn within the work area in general use.

Nitrile, butyl or neoprene gloves must be worn when handling contaminated soil ro water encountered during drilling. Surgical vinyl or latex inner gloves are recommended to be worn.

NIOSH-approved respiratory protection shall be worn by personnel potentially exposed to dust during the excavation and shall consist of, as a minimum, fitted half-face respirators equipped with air-purifying (particulate) cartridges.

NIOSH-approved respiratory protection shall be worn when organic vapors are determined to be present within the excavation at concentrations exceeding the PEL as indicated by the field monitoring equipment (OVM or PID). Respiratory protection shall include, as a minimum, fitted half-face air-purifying respirators equipped with organic vapor cartridges. Should concentrations exceed 2xPEL, as determined by the OVM or PID, the investigation activities shall be halted and field personnel shall be required to exit the work area. Personnel re-entering the work area shall be require to be fitted with positive pressure self-contained breathing apparatus (SCBA's). SCBA's shall be required until the concentrations diminish below 2xPEL. Atmospheres greater than 10% LEL, or less than 20% oxygen shall not be entered until the area is properly ventilated and the excavation is determined to be safe to enter by the SSO.

DECONTAMINATION

Decontamination of field equipment is required through steam cleaning and use of phosphate-free detergents as setforth in the work plan for the project. Field decontamination of personnel is not required except when contamination is obviow (visually, by odor, irritation, etc.). Petroleum hydrocarbon products should be removed from skin using a mild detergent and water. Hot water is more effective than cold water. The on-site steam cleaner would be a source of hot water if required. Liquid dishwashing detergent is more effective than hand soap.

CONTINGENCY PLANS

Limited first-aid equipment (band aids, antiseptic wipes, cold packs, etc.) would be available at the construction site at a location specified during the tailgate safety meeting.

A fire extinuisher will be available along with the drill rig and the location will be identified during the tailgate safety meeting.

Two gallons of deionized or distilled water will be available with the first aid equipment should water be required for flushing eyes for dislodging foreign particles or as necessary for first aid applications.

Directions to emergency phone access would be provided during the tailgate safety meeting. A portable cellular phone will be available at the project site and is located in the SSO's vehicle. Field personnel would be instructed about the location and operation of the phone during the tailgate safety meeting.

An alternate SSO would be identified during the tailgate safety meeting to function as SSO in the event the SSO becomes injured and is not capable of performing or coordination emergency activities.

The SSO will notify the PM of any emergency conditions which encountered during the investigation. If the SSO is incapacitated or absent from the site the designated alternate SSO will perform this notification.

In the event of accident, injury, or other emergency the SSO would notify appropriate government agencies or individuals as follows:

Police, Fire, or Ambulance emergency: 911

Nearest Emergency Hospital: Highland General Hospital
1411 E. 31st Street, Oakland
(415) 534-8055
(see attached Thomas Brothers Map posted during Tailgate Safety Meeting)

KTW & Associates: (415) 623-0480

TAILGATE SAFETY MEETING

DATE: _____ TIME: _____

PROJECT: _____

LOCATION: _____

OWNER: _____

DESCRIPTION OF WORK: _____

_____

EQUIPMENT: _____

_____

SITE HAZARDS: _____

_____

PERSONAL PROTECTION GEAR: _____

_____

ATTENDEES:

NAME	REPRESENTING	SIGNATURE