



ICONCO • 303 DERBY AVENUE • OAKLAND, CALIFORNIA 94601  
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## **Site Specific Health, Safety and Work Plan**

**Water Gate Towers Building Facility  
2200 Powell Street  
Emeryville, California**

**Job 630-97**

**Submitted by: Rick Gusman**

DATE?

Site Specific Health, Safety and Work Plan  
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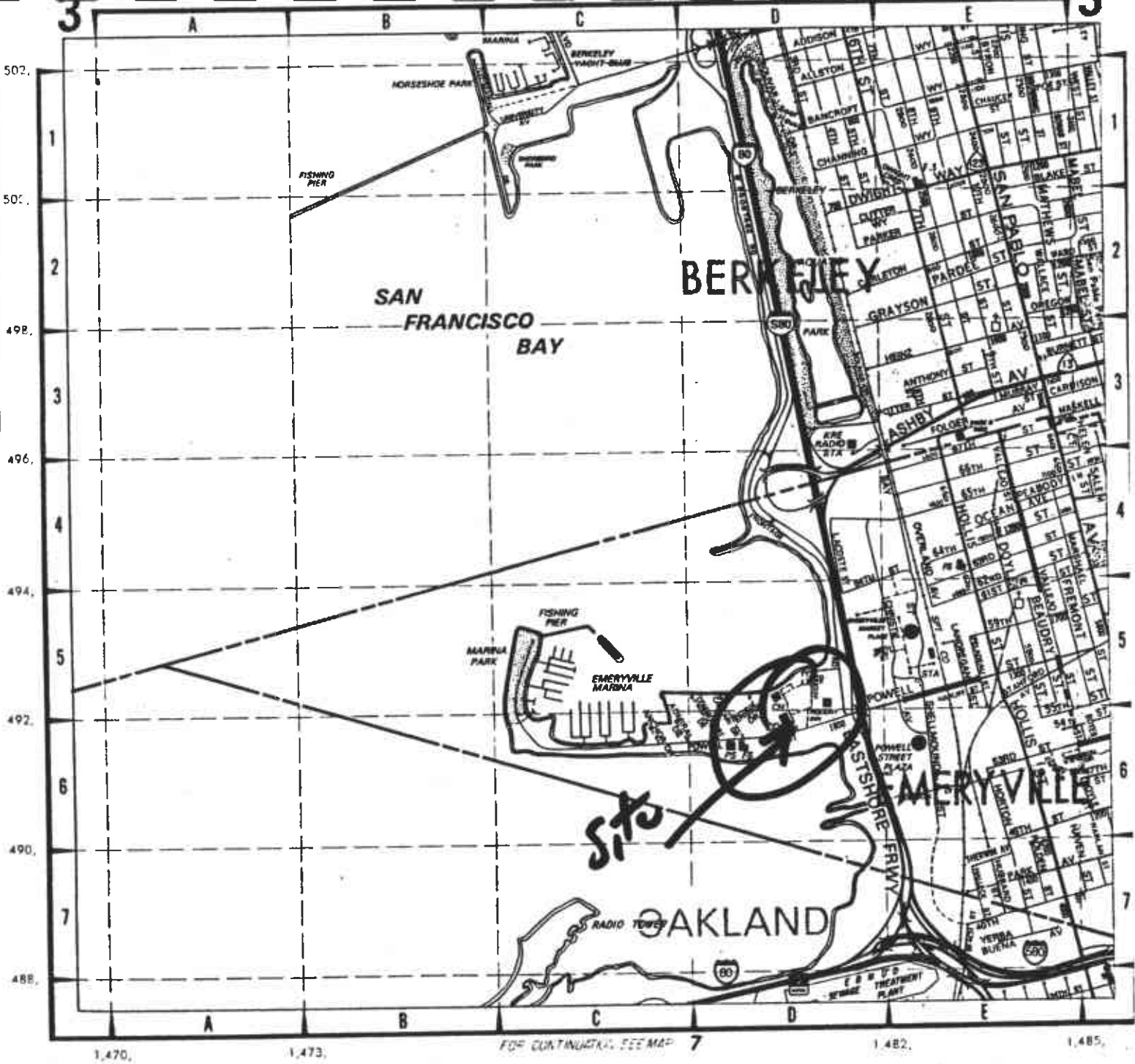
Site Introduction

The property is currently owned by Spieker Properties and includes three office buildings, a parking structure and landscaped surrounding ground.

The site is located at 2200 Powell Street in Emeryville, California. The two underground storage tanks are located beneath the landscaped area to the South of the office buildings near the main entrance (see site map).

The underground storage tanks capacity is 10,000 gallons each and contained gasoline. The underground storage tanks are constructed of fiberglass and are double walled and they were installed in approximately 1984.

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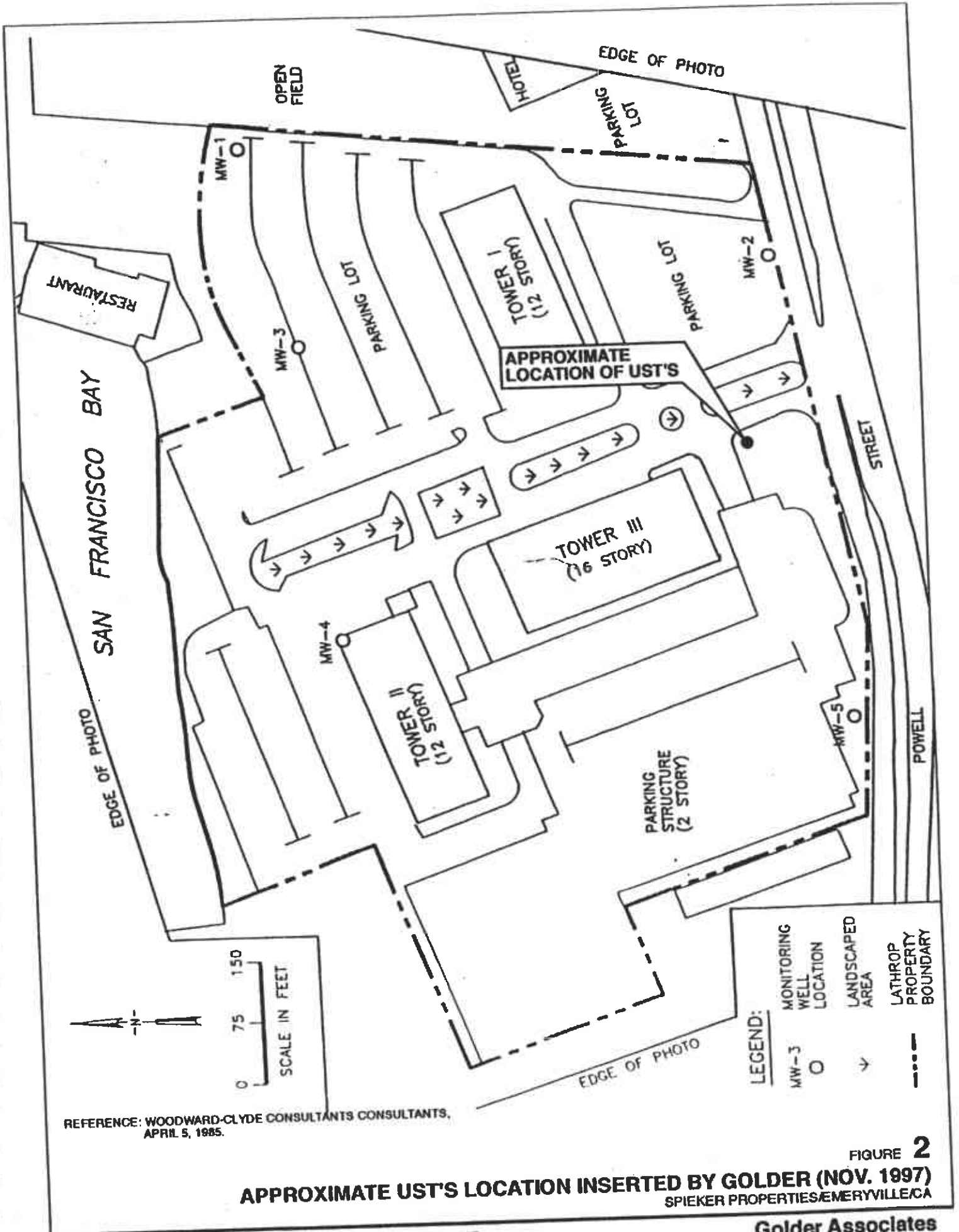
1,470,

1,473,

FOR CONTINUATION, SEE MAP 7

1,482,

1,485,



REFERENCE: WOODWARD-CLYDE CONSULTANTS CONSULTANTS,  
APRIL 5, 1985.

**LEGEND:**

MW-3	○	MONITORING WELL LOCATION
	→	LANDSCAPED AREA
	- - -	LATHROP PROPERTY BOUNDARY

**FIGURE 2**  
**APPROXIMATE UST'S LOCATION INSERTED BY GOLDER (NOV. 1997)**  
 SPIEKER PROPERTIES/EMERYVILLE/CA

**Golder Associates**

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Site Health and Safety Officer

Name: Bill Fowler or Eugene Corl

Training: 1910.120

Responsibilities:

- Selects proper personnel protective equipment
- Controls entry and exit of the project work area
- Monitors onsite hazards and conditions
- Participates in the preparation of and implements the site safety plan
- Enforces the "Buddy System"
- Knows the emergency procedures, evacuation routes and the telephone numbers of the ambulance, local hospital, fire and police department
- Notifies when necessary local public emergency officials
- Coordinates emergency medical care

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Employee Training

All employees shall be given orientation and safety awareness instruction by the competent person prior to commencing work on this site. In addition, the competent person will discuss the Site Specific Safety and Health Plan and encourage the employees to read this document and ask questions if anything is unclear.

Those employees working in the hazardous material environments will be trained in accordance to 29 CFR 1910.120.

Weekly "Tool Box Meetings" shall be held at 7:00 am every Monday and shall be attended by all employees working on this project.

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Expected Hazards

Fire - On site water will be used via 1 1/2 inch fire hose equipped with an adjustable fog nozzle to the existing hydrant system. Additionally A, B,, and C type fire extinguishers will be stationed at strategic locations near the work site.

Explosion - Have qualified personnel field monitor for explosive atmospheres and flammable vapors; keep all potential ignition sources away from an explosive or flammable environment; use non-sparking explosive proof equipment.

Physical - Potential heat stress due to wearing protective clothing, frequent monitoring of personnel who wears protective clothing, judicious scheduling of the work and rest periods and frequent replacement of fluids can protect against this hazard.

Chemical - Chemicals previously detected in the soils and ground water samples collected from the vicinity of the USTs include petroleum hydrocarbons (including derivatives of gasoline, diesel, and asphalt), benzene, toluene, xylenes, arsenic, lead, nickel, zinc and polynuclear aromatic hydrocarbons (PNAs).

All personnel working within chemically hazardous environments shall don proper respiratory and protective coveralls, wear rubber gloves and work boots. No eating, chewing gum or tobacco, drinking and smoking shall not be permitted in the work area.

Excavation - At no time will site personnel be allowed to enter an excavation deeper than 5 feet. Only when an excavation is properly shored and the onsite competent person has inspected the excavation will permission be given for an on-site worker to enter excavations deeper than 5 feet.

Traffic - The USTs are located at a corner of the property consisting of heavy traffic between the hours of 7:00 am - 9:00 am and 4:00 pm to 6:00 pm. Traffic re-routing may be required and flagmen strategically located to perform this work safely. The competent person shall review the traffic control plan and supervise its performance.



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Confined Space Entry

Entry into the USTs is considered a confined space entry. At no time will anyone be allowed to enter a UST for this project.

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Employee Decontamination Procedures

- Deposit hand tools and equipment on plastic sheeting or in lined containers
- Remove gross contamination from boots, gloves and protective coveralls
- Thoroughly wash coveralls and work boots with a detergent/water solution.
- Remove any tape around gloves and boots and deposit in plastic liners
- Remove respirator
- All residual soil from decon procedures shall be stockpiled and reintroduce to the underground storage tank excavations as approved by the site environmental consultant.

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Scope/Sequence of Events

1. Prefield Activities
  - a) Permits/Licenses
    - Alameda County Health
    - Emeryville Fire Department
    - BAAQMD
    - Cal/OSHA
    - Business License
  - b) HASP
  - c) Underground Utility Survey
    - Independent Contractor
    - Underground Service Alert
2. F&I Traffic Control measures as required
3. Field Activities
  - a) Fuel Dispensers Removals
    - (RE) Fuel pumps and equipment
    - Golder to obtain soil samples
    - Pressure wash fuel lines back into UST
    - Cap fuel lines at fuel dispense location
    - Backfill dispenser voids with pea gravel
    - F&I concrete patch over pea gravel

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b) UST Removals

- Site Prep. (RE) trees/shrubbery and grade contours
- Pump rinsate and residuals fuels from UST
- Expose top and sides of UST. Stockpile soil on site for backfill
- Expose fuel piping within landscape limits
- Cap fuel lines within landscape area
- (RE) fuel lines and vent pipes
- (RE) flammable vapors from UST (dry ice pellets)
- Periodically monitor excavations for flammable fumes using a combustible gas indicator
- Prior to pulling tanks, UST openings shall be plugged
- UST shall have a 1/8 inch vent hole
- Prior to pulling UST ensure that all regulatory agencies are on site
- Furnish for owner's signature, Hazardous Waste Manifest Forms
- Truck and dispose UST and piping to an appropriate disposal facilities
- Submit UST destruction certificate to owner

4. Additional Excavation/Disposal of impacted soil (if required)

- Notify field engineer regarding any potential contaminated impacted soil
- At the direction of the field engineer, perform additional excavation and stockpile soil on visqueen material. Bid schedule quantity 150 tons
- Upon completion of additional excavation, Field engineer will take additional soil samples
- At this time any disposal of hydrocarbon impacted soil is considered to be Class II waste (As defined in the project specification).
- Haul and dispose of hydrocarbon impacted soil to an approved off site facility

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5. Backfill and Surface Grading

- Based upon approved soil sample results and ACHCSA approvals, use on-site excavations as backfill material.
- If on-site excavations are not approved as backfill material, dispose off-site as Class II waste per the bid schedule quantity.
- Backfill excavations with pre-approved TCC material.
- Collect sample of pre-approved material and perform the following test, TPH-g, TPH-d, TOG, and PCBs.
- Once the backfill material is approved, place and compact backfill in 8 inch lifts.
- At the completion of backfill operations, arrange for a compaction test by a certified technician.
- At the completion of backfill operations rough grade for drainage.

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Excavation/Stockpiling of Soil

During the course of work any contaminated soil will be stockpiled on visqueen sheeting and covered with visqueen sheeting until soil sampling results are obtained.

All excavations shall be barricaded with temporary fencing until backfill operations are complete.

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Emergency Response/Evacuation Plan

During the mobilization, the following information shall be posted:

- Local Fire Department phone number - 911
- Local Police Department phone number - 911
- Local Medical - Alta Bates Hospital phone number 510/204-4444 (See enclosed site map)

Emergency routes will be clearly marked and left accessible at all times.

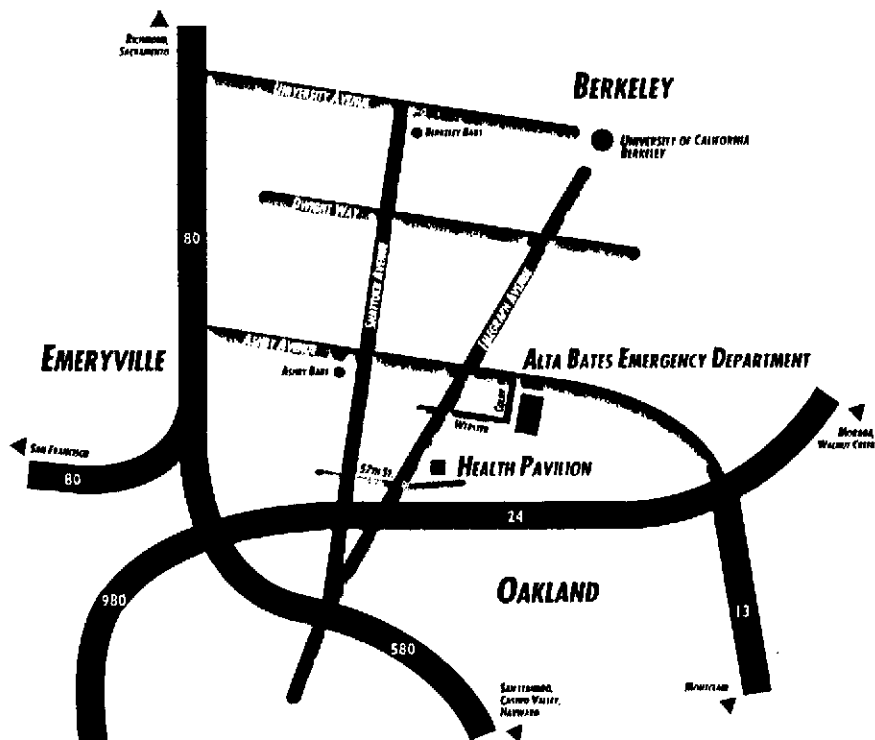
Air horns/vehicle horns will be used to alert the workers of an emergency situation. On site radios will be used to notify all working foreman of an emergency situation, and they will be required to direct their workers to the designated meeting place.

At the end of an emergency, gather all working personnel and discuss the emergency and evacuation procedural format and its effectiveness.

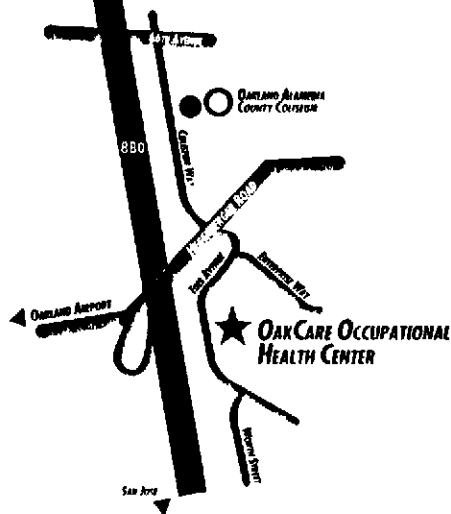
All first aid trained site personnel will be identified and names posted at the location of operations.

In the event of a spill, hazardous materials release or injury, regardless of size, the event will be immediately reported to the site competent person and owner's representative.

The personnel of ICONCO's emergency response team will stand by to assist the emergency agency and offer the benefit of knowledge about the facility and its condition.



\*MAP NOT TO SCALE



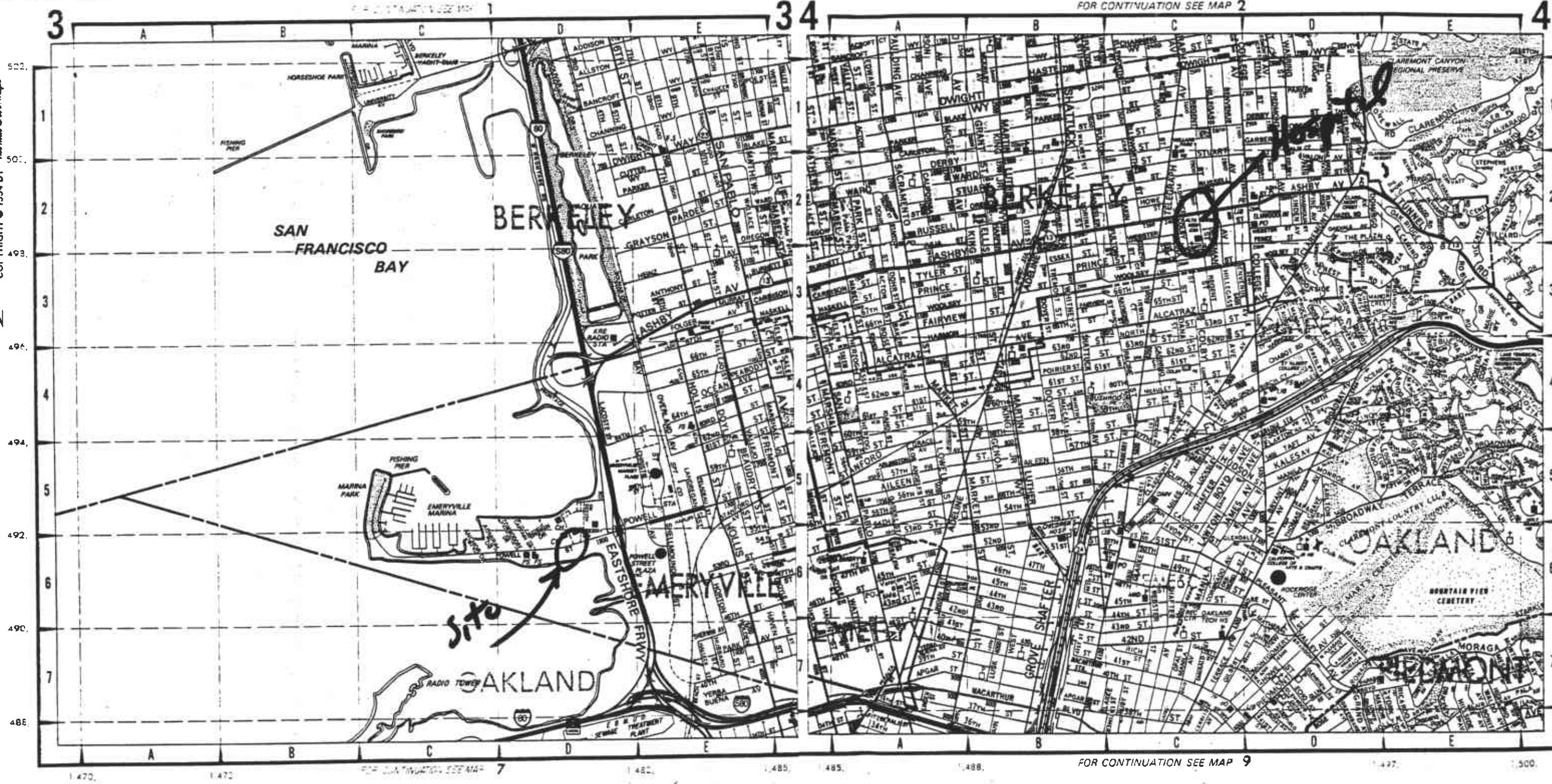
**OAKCARE OCCUPATIONAL HEALTH CENTER**

**Directions**

- The center is located at 8450 Edes Avenue. On-site parking is available.
- From Richmond & North Bay: Take 880 south to the Hegenberger/Coliseum exit. Go east on Hegenberger to Edes Avenue. Turn right on Edes Avenue. The center is on the left.
- From Hayward & South Bay: Take I-880 north to the Hegenberger exit. Take Hegenberger east to Edes Avenue. Turn right on Edes Avenue. The center is on the left.
- From Walnut Creek and Concord: Take Hwy 24 to I-980. From I-980, take I-880 south to the Hegenberger/Coliseum exit. Go east on Hegenberger to Edes Avenue. Turn right on Edes Avenue, the center is on the left.



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FOR CONTINUATION SEE MAP 2

FOR CONTINUATION SEE MAP 9

FOR CONTINUATION SEE MAP 7

FOR CONTINUATION SEE MAP 4

3

34

4

A B C D E

A B C D E

1

2

3

4

5

6

7

1,470

1,472

1,482

1,485

1,485

1,488

1,497

1,500

SAN FRANCISCO BAY

BERKELEY

EMERYVILLE

Site

OAKLAND

BERKELEY

OAKLAND

MORAGA

REDWOOD CITY

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Spill Prevention Plan

Maintain at the site at least 50 lbs. of granular clay material for use in the event of a spill or leak of fuel, hydraulic oil, or other similar products. Immediately notify the owner's representative of any spill or releases of such materials upon discovery.

Any hazardous substances or contaminated materials accidentally released during removal activities shall be properly contained, containerized and tested, and legally disposed of.

In the event of a breach in the containment system, immediately cease operations, notify the owner and proceed to re-establish the containment system integrity.

At the completion of any required spill clean up. The site competent personal shall file a complete report outlining the causes, corrective measures taken, and measures to prevent reoccurrence.

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**Acknowledgment**

I have read and understand the Site Specific Health, Safety and Work Plan for the above referenced project.

_____ Employee's Signature	_____ Date
_____ Employee's Signature	_____ Date
_____ Employee's Signature	_____ Date
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