

PACIFIC
ENVIRONMENTAL
GROUP, INC.

Received/Approved 8/10/95 by [Signature]

ENVIRONMENTAL
95 AUG -1 AM 8:59

July 27, 1995
Project 310-058.5A

Ms. Tina Berry
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, California 94583

Re: Addendum to Remedial Action Implementation Plan
Unocal Service Station 5760
376 Lewelling Boulevard at Usher Street
San Lorenzo, California

Dear Ms. Berry:

Pacific Environmental Group, Inc. (PACIFIC) has prepared this letter on behalf of Unocal Corporation (Unocal) in response to a request for information dated June 21, 1995 from Ms. Amy Leech of the Alameda County Health Care Services Agency, Department of Environmental Health (ACHCSA). In particular, this letter responds to Items 1 and 2 of the ACHCSA letter; each item is addressed separately below.

Item 1 - Remedial Action Implementation Plan (RAIP) Addendum

This letter serves as an addendum to PACIFIC's August 12, 1994 RAIP and June 20, 1994 letter which described the proposed remedial approach. A dewatering system for Wells U-1 and U-3 has been added to the remedial approach, and the use of Oxygen Releasing Compound is being considered in lieu of hydrogen peroxide injection. The following paragraphs address these two revisions to the RAIP.

Dewatering System: Dewatering pumps will be installed in Wells U-1 and U-3 to enhance soil vapor extraction (SVE). This system is not designed to provide hydraulic control, but to improve SVE performance. PACIFIC's approach is to use short term SVE from Wells U-1 and U-3 for bulk hydrocarbon mass removal. Dewatering at these two wells is proposed as a method for enhancing SVE recovery of residual hydrocarbons, particularly in the capillary fringe. Recovered groundwater will be

treated with granular carbon and discharged to the sanitary sewer under a permit from Oro Loma Sanitary District.

Oxygen Releasing Compound (ORC): It has been PACIFIC's experience at similar sites that oxygen is often the limiting factor of biodegradation in the saturated zone. If the baseline bioassessment indicates that oxygen is the limiting factor at this site, PACIFIC proposes to use the ORC product to enhance bioreclamation, rather than hydrogen peroxide injection. The ORC product is a magnesium peroxide compound activated by moisture which releases oxygen at a slow, controlled rate. The ORC is easier to deploy and has fewer safety requirements than hydrogen peroxide injection.

Item 2 - Design/Construction Plans for Remediation System

A set of plans for the remediation system has been enclosed with this letter.

If you have any further questions please feel free to call.

Sincerely,

Pacific Environmental Group, Inc.



Andrew Lehane
Project Engineer

Enclosure: Design Plans

cc: Ms. Amy Leech, Alameda County Health Care Services Agency, Department of Environmental Health

SOIL VAPOR EXTRACTION SYSTEM

UNOCAL SERVICE STATION #5760
376 Lewelling Boulevard at Usher Street
San Lorenzo, California

INDEX OF DRAWINGS

- G-1 GENERALIZED SITE PLAN
- G-2 NEW CONSTRUCTION SITE PLAN
- G-3 CONSTRUCTION NOTES
- G-4 SYMBOL AND LEGEND SHEET
- G-5 PROCESS FLOW DIAGRAM (SVE SYSTEM)
- G-6 CONSTRUCTION DETAILS
- G-7 EQUIPMENT LAYOUT (PLAN VIEW)
- G-8 UTILITIES (SINGLE LINE DRAWING)

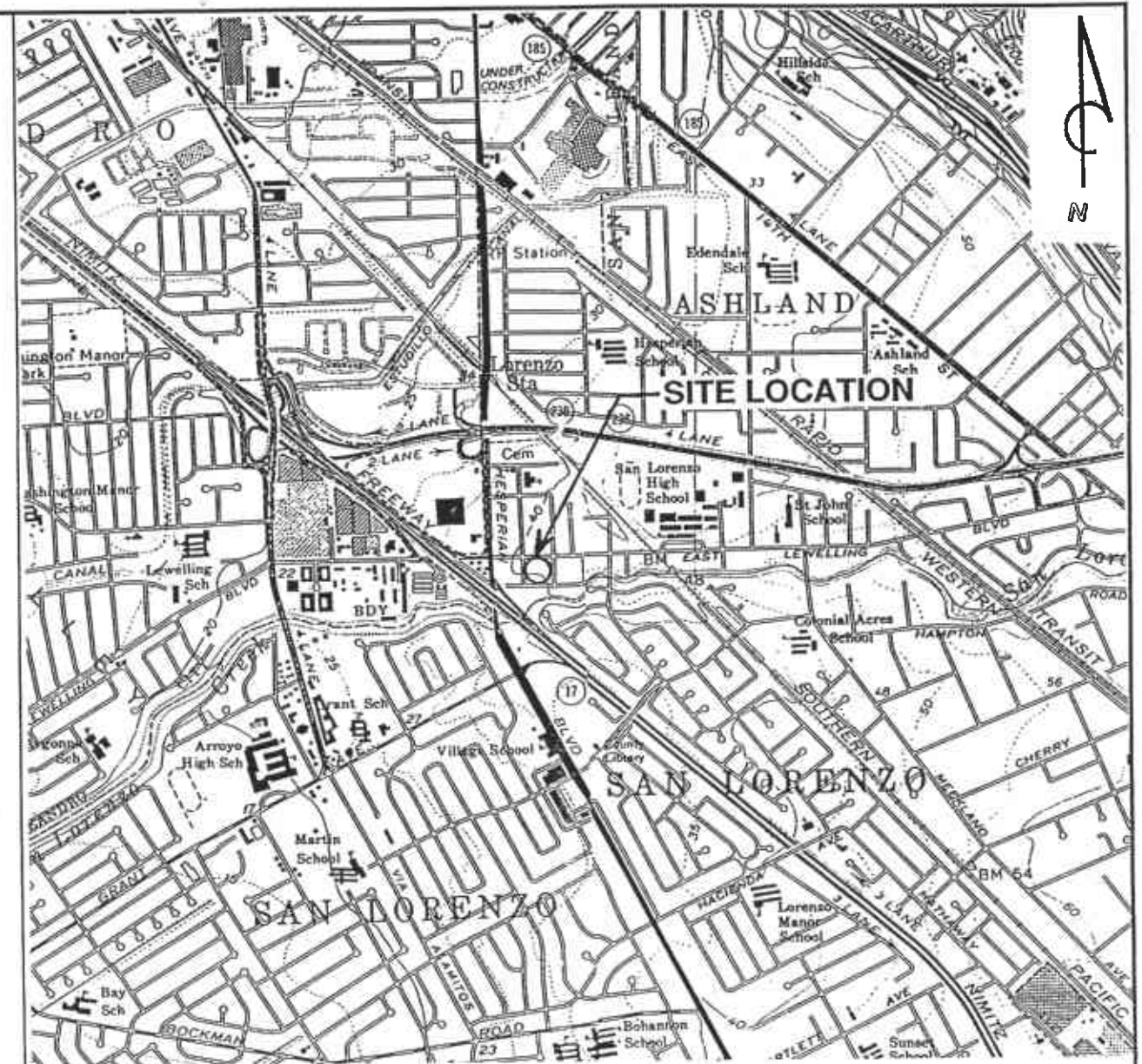
EQUIPMENT SCHEDULE

MAJOR EQUIPMENT

- (1) SKID MOUNTED BLOWER
- (2) VAPOR PHASE CARBON UNITS
- (2) GROUNDWATER DEWATERING PUMPS
- (2) AQUEOUS PHASE CARBON UNITS
- (1) FORWARDING PUMP
- (1) BAG FILTER

SUPPLIED BY:

UNOCAL
UNOCAL
UNOCAL
UNOCAL
UNOCAL
UNOCAL



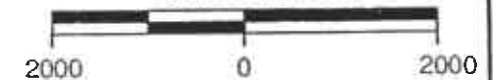
REFERENCES:

USGS 7.5 MIN. TOPOGRAPHIC MAP
TITLED: HAYWARD, CALIFORNIA
DATED: 1959 REVISED: 1980
TITLED: SAN LEANDRO, CALIFORNIA
DATED: 1959 REVISED: 1980



QUADRANGLE
LOCATION

SCALE IN FEET



UNOCAL 76

PROJECT: 310-058.3B
FACILITY: UNOCAL STATION #5760
376 Lewelling Boulevard
San Lorenzo, California

TITLE: DRAWING INDEX
VICINITY MAP

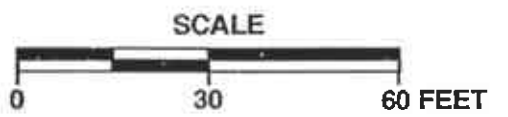
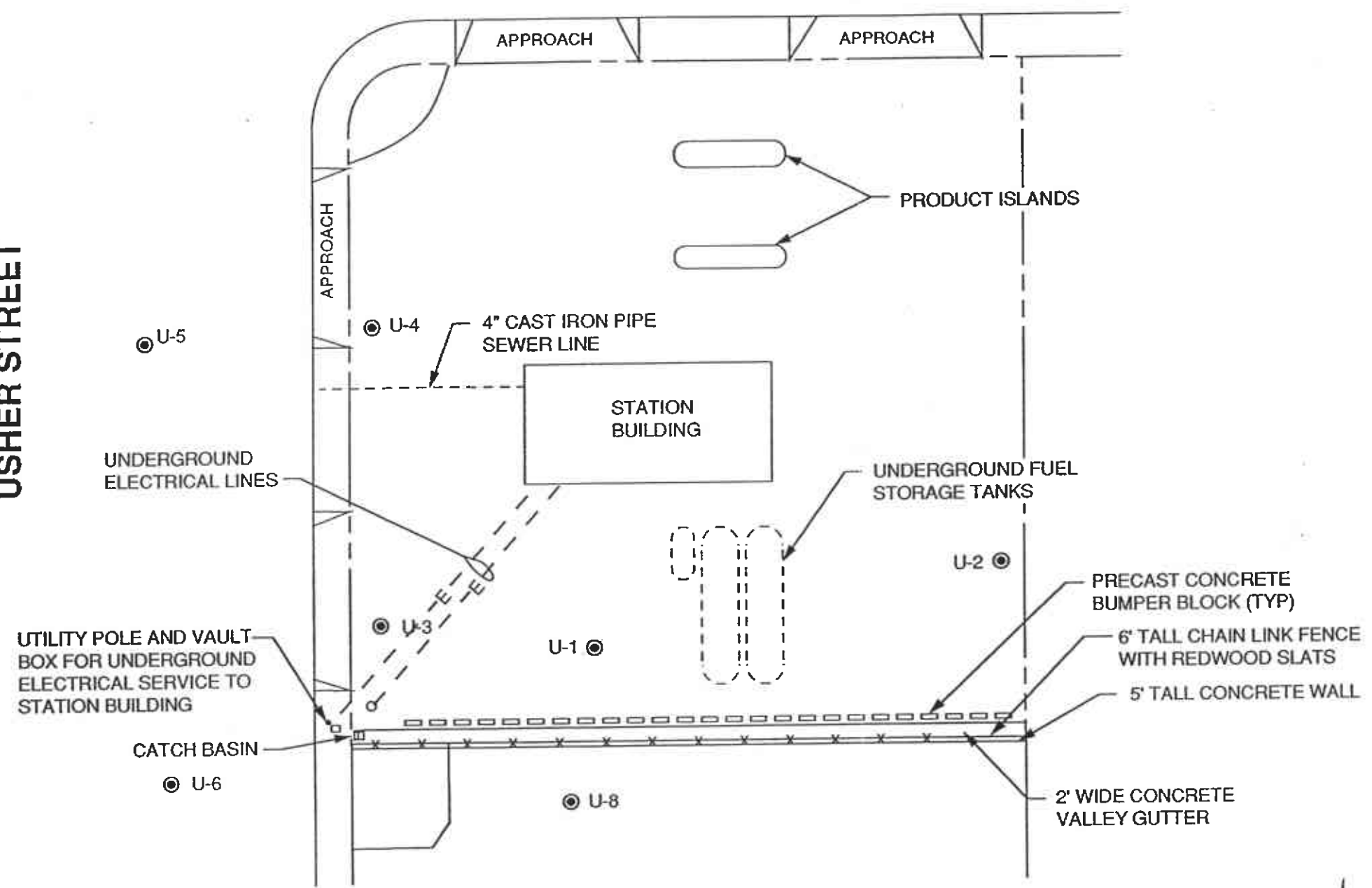
CERT-GØ

DATE: 7/26/95 SHEET 1 of 9

DRAWING No. 5760-GØ B

LEWELLING BOULEVARD

USHER STREET



LEGEND

- U-3 ● GROUNDWATER MONITORING WELL
- GAS LINE
- ELECTRICAL LINE
- TELEPHONE SERVICE

SOURCE: Drawing prepared from information provided by previous consultants. Critical measurements are to be field verified and incorporated into the final 'as-built' drawings.

UNOCAL 76
CERT-G1 1

PROJECT: 310-058.3B
FACILITY: UNOCAL STATION #5760
376 Lewelling Boulevard
San Lorenzo, California
DATE: 7/26/95 SHEET 2 of 9

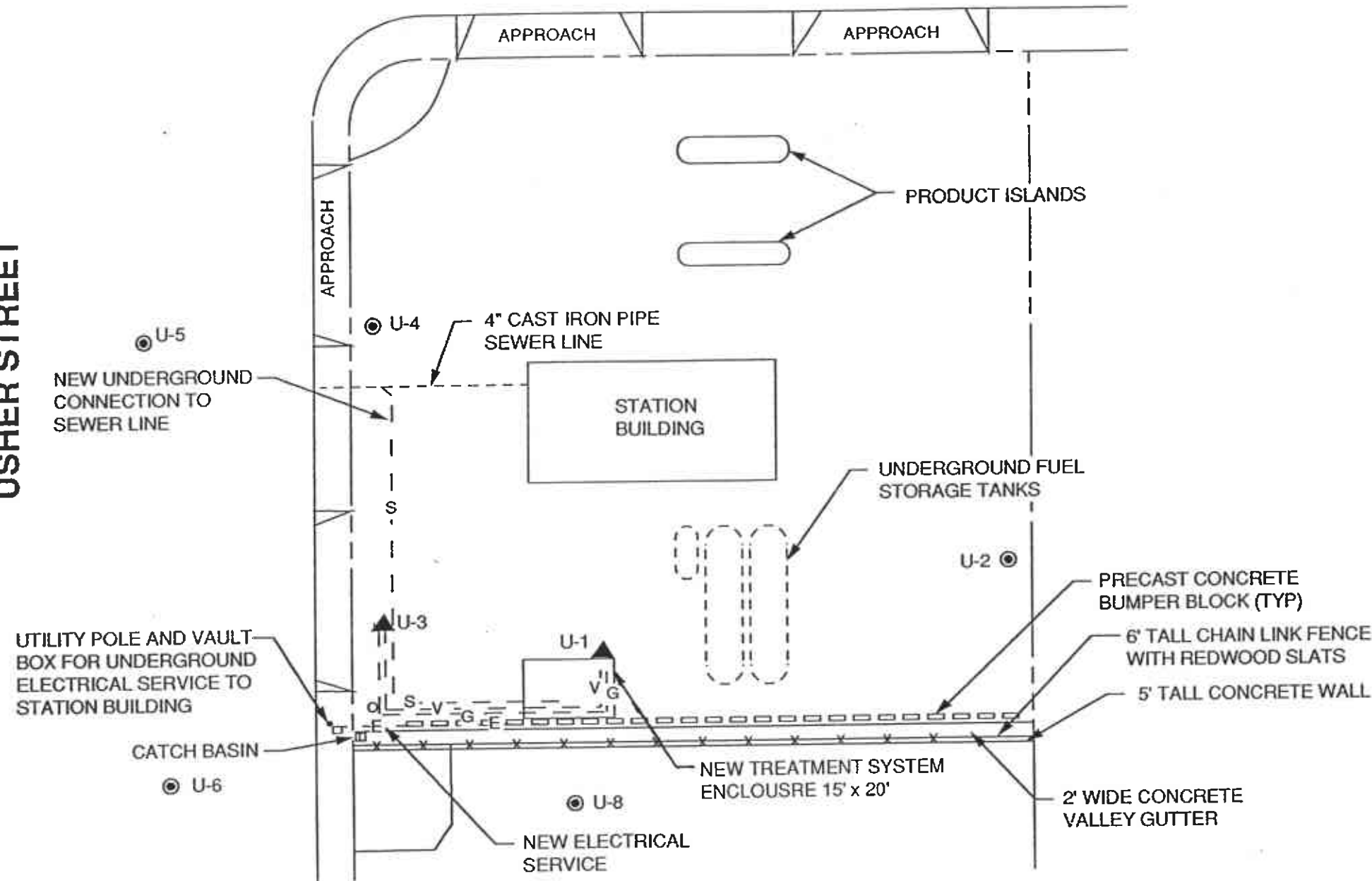
REV #	REVISION	BY	DATE
B	Issued for permitting		7-26-95
A	Issued for review		6-15-95

TITLE: **GENERALIZED SITE PLAN**

DRAWING No. 5760-G1 B

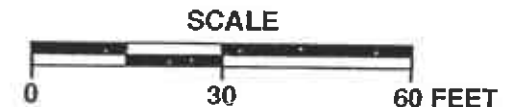
LEWELLING BOULEVARD

USHER STREET



SITE SPECIFIC NOTES

- ① UNOCAL WILL SUPPLY REMEDIATION UNIT. ALL OTHER MATERIALS NEEDED BUT NOT SPECIFIED ON THESE PLANS BUT REQUIRED TO SUPPLY AND INSTALL. A FULLY FUNCTIONAL AND OPERATING SYSTEM SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
- ② CONTRACTOR TO INSTALL TEMP POWER POLE AND 100 AMP SERVICE TO CONNECT WITH PG&E SERVICE.
- ③ TEMPORARY POWER POLE WILL BE SUITABLE FOR INSTALLATION OF AN ADDITIONAL TELEPHONE LINE.
- ④ EXISTING WELL U-1 AND U-3 WILL BE USED FOR SOIL VAPOR EXTRACTION (SVE). WELLS U-1 AND U-3 WILL ALSO BE EQUIPPED WITH GROUNDWATER DEWATERING PUMPS TO IMPROVE SVE PERFORMANCE.
- ⑤ UNDERGROUND VAPOR, WATER, ELECTRICAL, AND SEWER LINES MAY BE INSTALLED IN A COMMON TRENCH WHERE PRACTICAL TO REDUCE TRENCHING.



LEGEND

w-1 ▲ EXISTING SVE WELL	● GROUNDWATER MONITORING WELL
v --- 2" UNDERGROUND VAPOR LINE	--- GAS LINE
g --- UNDERGROUND WATER LINE	--- ELECTRICAL SERVICE FEED
	s --- UNDERGROUND SEWER LINE

SOURCE: Drawing prepared from information provided by previous consultants. Critical measurements are to be field verified and incorporated into the final 'as-built' drawings.

UNOCAL **CERT-G2**

PROJECT: 310-058.3B
 FACILITY: UNOCAL STATION #5760
 376 Lewelling Boulevard
 San Lorenzo, California
 DATE: 7/26/95 SHEET 3 of 9

TITLE:		NEW CONSTRUCTION SITE PLAN	
DRAWING No.	5760-G2		

REV #	REVISION	BY	DATE
B	Issued for permitting		7-26-95
A	Issued for review		6-15-95

Unocal Representative - Tina Berry
 Consultant - Pacific Environmental Group, Inc.
 Contractor - _____ (to be hired by Unocal)

1.0 General Requirements

1. Contractor shall read and abide by the "Unocal CERT Contractor Safety Handbook" provided by Unocal - including the Site Specific Health and Safety Plan.
2. Contractor is to comply with all Federal, State and Local environmental laws and ordinances.
3. Contractor is responsible to protect the environment during construction by protecting trees and shrubs, containing any run-on or run-off, control dust, and contain up any contamination caused by the contractor. Unocal will be responsible for the disposal of soils at an approved facility. The contractor shall dispose of all construction debris off-site including and pavement removed during construction.
4. Specifications and notes supersede drawings - and conflict is to be brought to the attention of Unocal Representative for resolutions.
5. The Consultant is responsible for preliminary building permit fees (regular fees) and for discharge permits (AQMD, NPDES, etc.) All required construction permits and inspections (including all fees and bonds) for electrical, mechanical, and civil work shall be the responsibility of the Contractor.
6. It is the contractor's responsibility to verify all dimensions and conditions before starting work. The Unocal Representative and the Consultant shall be notified of any discrepancy.
7. Construction areas are to be clearly marked with cones, barricades, or other approved safety markers, as required by local codes, to restrict access and provide a safe work area for the contractor and station customers.
8. The contractor shall warrantee all materials and workmanship for a period on one year. Defects shall be corrected at no cost to Unocal.
9. Contractor shall provide Consultant and Unocal "AS BUILT" drawings (accurately marked up copies of the original drawings) within 30 days of final permit approval.
10. Contractor shall notify the dealer/facility manager in writing 48 hours prior to the start of work.

2.0 Site Work

Earthwork for trenching

1. Existing pavement is to be saw cut when removed to provide a square vertical joint for repaving.
2. Remove and store material encountered to obtain required sub-grade elevations, including pavement, obstructions visible on the ground surface, underground structures, and utilities indicated to be removed.
3. Backfill trenches with backfill material after pipes have been tested. Hand tamp around pipes. Compact adequately to 90% relative compaction to support surface material (asphalt or concrete).
4. Contractor shall make time and access allowances for Unocal to conduct adequate soils sampling. Unocal will provide, pay for, and direct all sampling.

Paving

1. Pavement shall be replaced with asphalt or concrete to match the existing pavement
2. Thickness and strength to meet trenching requirements and avoid sagging or cracking.

3.0 Concrete

1. Provide cast-in-place concrete, poured over a prepared subgrade, where shown on the drawings as needed for a complete and proper installation.
2. Concrete shall be a minimum of 2500 psi and shall have a broom finish.

4.0 Process Equipment Installation

1. Equipment shall be placed in accordance with the Equipment Layout (G-7) and the Process Flow Diagram (G-5)
2. Contractor shall exercise due care to protect equipment from theft or damage.


5.0 Fences and Gates (Equipment Enclosure)

1. Contractor shall install an 8-foot high chain link fence of 9-gauge galvanized wire with top rail and bottom tension wire configured as shown on Drawing G7.
2. Slat for the fence shall be plastic, metal, or redwood to match existing decor or local codes.
3. Consultant shall post the following signs: a) Proposition 65 Warning; b) No Smoking, and; c) Emergency Contact Number for Consultant.
4. Consultant shall provide appropriate fire extinguisher to be kept inside enclosure.

6.0 Piping and Valves

1. Installation details are provided in G-5 Construction Details
2. All piping and conduit shall be supported in a manner as to prevent sagging or over strassing of the pipe and connections. All piping shall be supported so the no item of piping will transfer any load or stress to any equipment.
3. All new soil vapor and air sparging conveyance pipes shall be pressure tested. Engineer must witness testing. Contractor shall notify engineer 48 hours prior to testing. All conveyance piping shall be pneumatically pressure tested to 10 psig and held for 1 hour. No pressure drop will be permitted. Should testing indicate leakage or other defect, Contractor shall make acceptable repairs at his own expense.
4. Process piping shall be labeled with flow direction and content.
5. Process piping should be placed above ground when possible
6. Where piping is routed above ground, inside enclosure, the piping shall be supported by unistrut.
7. Utility piping must be installed per local code which varies from city to city.
8. All underground process piping shall be a minimum of schedule 80 with slip cemented fittings.
9. Secondary containment piping, where required, shall be schedule 40
10. Valves shall be labeled for their use and shall be installed as shown in detailed drawings.

B	Issued for permitting		7-26-99
A	Issued for review		7-15-99
REV #	REVISION	BY	DATE

UNOCAL 	PROJECT:	CONSTRUCTION NOTES
	FACILITY: UNOCAL STATION #5760 376 Lewelling Boulevard San Lorenzo, California	
CERT-G3	DATE: 7/26/99 SHEET 4 of 9	
DRAWING No. 5760-G3		B

SYMBOL SPECIFICATION

INSTRUMENT TYPE:

- PS PRESSURE SWITCH
- PI PRESSURE INDICATOR
- FI FLOW INDICATOR
- FQI FLOW METER (TOTALIZING)
- CI CAPACITIVE SENSOR
- TI TEMPERATURE INDICATOR
- TT TEMPERATURE TRANSDUCER
- TS TEMPERATURE SENSOR
- LEL EXPLOSIVITY METER
- SL STATUS LAMP
- PC PRESSURE CONTROL
- SP SAMPLE POINT

LINE DESIGNATION:

2 - VR - 01 - PV
SIZE IN INCHES PROCESS LINE NUMBER MATERIAL SPECIFICATION

PROCESS:

- V VACUUM
- VR VAPOR REMOVAL
- AD AIR

MATERIAL SPECIFICATION:

- PV POLYVINYL CHLORIDE
- GM GALVANIZED
- RC ROID COPPER

EQUIPMENT:

- CT CONDENSATE TRAP
- CV CONTROL VALVE
- DS DISCHARGE SILENCER
- FC FLEXIBLE CONNECTOR
- SV SOIL VENT
- VB VACUUM BLOWER
- PF PARTICULATE FILTER
- C COMPRESSOR
- B BLOWER
- CP CONTROL PANEL
- PRV PRESSURE RELIEF VALVE
- SVES SOL VAPOR EXTRACTION SYSTEM

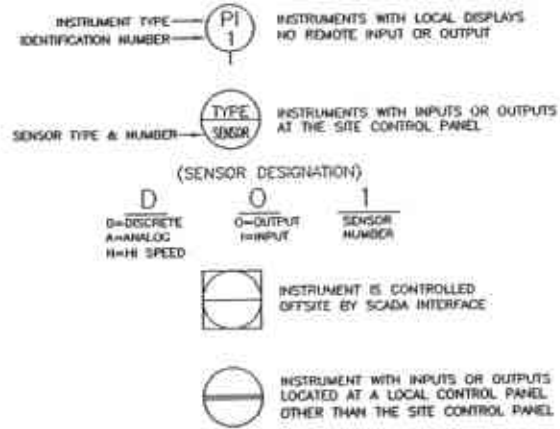
INSTRUMENTATION, CONTROLS & EQUIPMENT

- PI PRESSURE INDICATOR
- TI TEMPERATURE INDICATOR
- FI FLOW INDICATOR
- BLOWER
- FILTER WITH DRAIN
- SILENCER
- TURBINE FLOWMETER W/ELECTRIC OUTPUT
- LAH LEVEL ALARM HIGH
- LSH LEVEL SWITCH HIGH
- LSL LEVEL SWITCH LOW
- VG VACUUM GAUGE
- PG PRESSURE GAUGE

VALVES, FITTINGS & PIPING

- HAND CONTROL
- BLOWDOWN
- GATE
- CLOSED
- GLOBE
- CHECK
- PLUG
- BALL VALVE
- BUTTERFLY OR DAMPER
- NEEDLE
- THREE WAY
- ELECTRIC CONTROL GATE
- ELECTRIC BUTTERFLY OR DAMPER
- BLEED OR PURGE CONNECTION
- AIR RELEASE
- SOLENOID
- VACUUM RELIEF VALVE
- PRESSURE RELIEF VALVE
- FOOT VALVE
- FLEXIBLE PIPE
- CROSSOVER
- FLANGED CONNECTION
- SCREWED CONNECTION
- UNION
- COUPLING
- REGULATOR
- EXPANSION JOINT/SLEEVE
- HOSE CONNECTION
- INLINE TRAP
- INLINE FILTER
- STRAINER (BASKET TYPE)
- PLUG
- PIPE CAP
- SLIP UFDRAFT VENT CAP
- ELBOW - TURNED UP
- ELBOW - TURNED DOWN
- ELBOW - 90°
- ELBOW - 45°
- ELBOW - LONG RADIUS
- REDUCING ELBOW
- QUICK CONNECT COUPLING
- BUSHING
- REDUCER (CONCENTRIC)
- TEE REDUCING
- TEE (OUTLET UP)
- TEE (OUTLET DOWN)
- TEE

INSTRUMENTATION



SITE SYMBOLS

- MONITORING WELL
- PROPOSED MONITORING WELL
- SOIL BORING
- RECOVERY WELL
- VENT WELL
- SPARGE WELL
- SPARGE AND VENT WELL
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- TREE/SHRUB
- TREE LINE
- HYDRANT
- TEMPORARY BENCHMARK
- SURVEY MONUMENT
- FENCE LINE
- RAILROAD TRACKS
- RIGHT OF WAY
- PROPERTY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- PROCESS LINES ABOVE GRADE
- PROCESS LINES BELOW GRADE

ARCHITECTURAL SYMBOL DESIGNATIONS

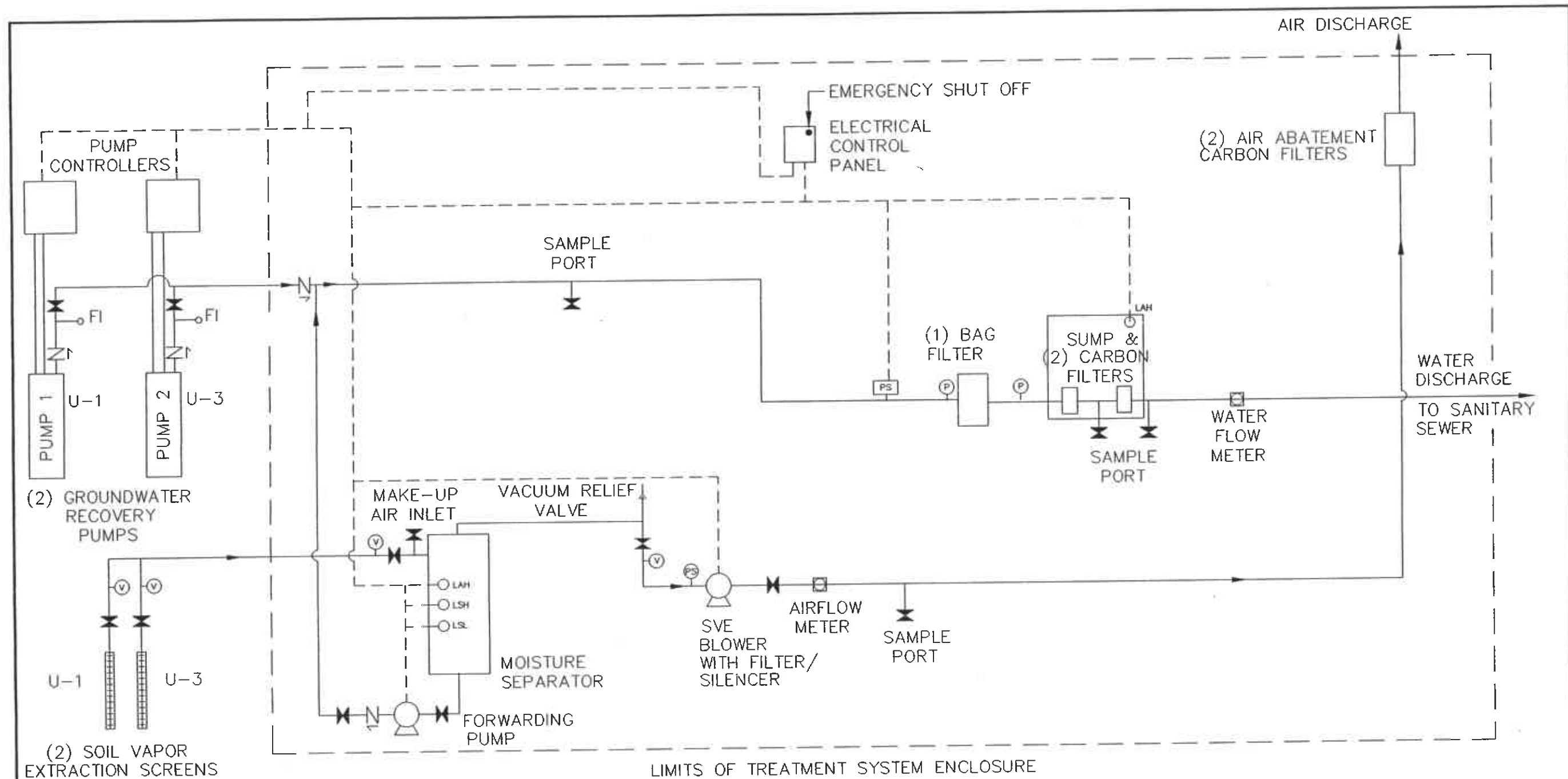
- OBJECT IDENTIFICATION
- REVISION REFERENCE NUMBER
- ROOM/SPACE IDENTIFICATION
- VERTICAL GRID REFERENCE LINE
- HORIZONTAL GRID REFERENCE LINE
- INDICATES SECTION/DETAIL NUMBER
- INDICATES DRAWING SHEET ON WHICH SECTION/DETAIL IS SHOWN
- INDICATES SECTION/DETAIL NUMBER
- INDICATES DRAWING SHEET ON WHICH SECTION/DETAIL IS SHOWN
- INDICATES AREA SHOWN IN REFERENCED DETAIL
- ELEVATION REFERENCE DRAWING NUMBER
- INDICATES SECTION NUMBER
- INDICATES DRAWING SHEET ON WHICH SECTION IS SHOWN
- SECTION CUT
- TITLE SCALE

ELECTRICAL SYMBOLS

- ELECTRICALLY OPERATED SOLENOID
- SEALOFF
- 120 V RECEPTACLE - WEATHER PROOF
- JUNCTION BOX
- MAGNETIC MOTOR STARTER
- THERMAL OVERLOAD SWITCHES
- LAMP
- LIMIT SWITCH
- LEVEL SWITCH
- PRESSURE SWITCH
- TEMPERATURE SWITCH
- SOLENOID
- CONTROL RELAY
- THERMOSTAT

UNOCAL 76	PROJECT: 310-058.3B	TITLE: SYMBOL AND LEGEND SHEET	
	FACILITY: UNOCAL STATION #5760	DRAWING No. 5760-G4	
CERT-G4	376 Lewelling Boulevard	DATE: 7/26/95	SHEET 5 of 9
	San Lorenzo, California	BY	DATE

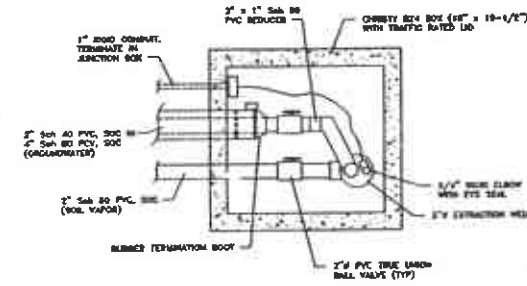
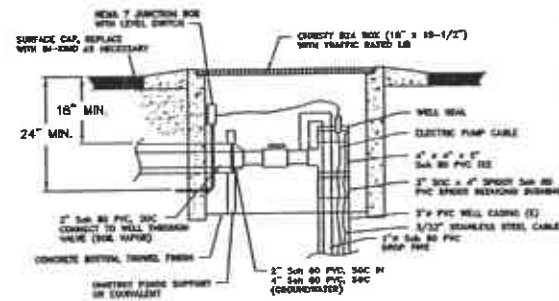
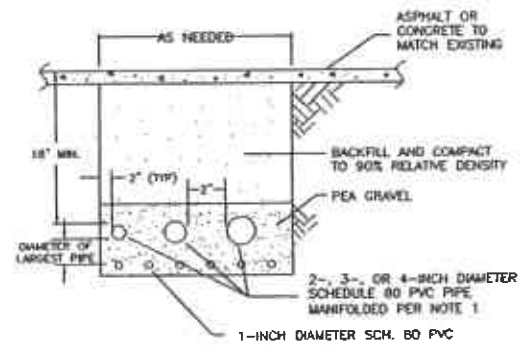
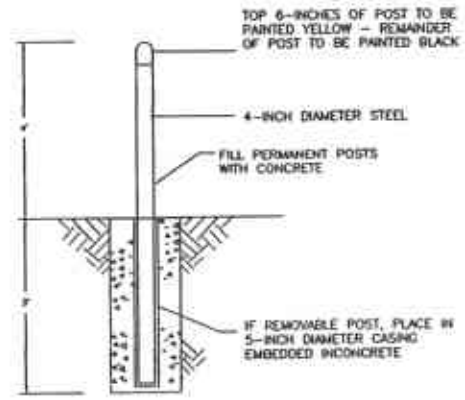
REV #	REVISION	BY	DATE
B	Issued for permits		7-28-95
A	Issued for review		8-15-95



NOTES:
SEE SHEET G4 FOR LEGEND TO SYMBOLS

REV #	REVISION	BY	DATE
B	Issued for permits		7-28-95
A	Issued for review		6-15-95

UNOCAL 76	PROJECT: 310-058.3B	TITLE:
	FACILITY: UNOCAL STATION #5760 376 Lewelling Boulevard San Lorenzo, California	PROCESS FLOW DIAGRAM GROUNDWATER/SVE SYSTEM
CERT-G5A ₁	DATE: 7/26/95 SHEET 6 of 9	DRAWING No. 5760-G5 B



NOTES:
 ① FOR MULTIPLE SVE WELLS, MANFOLD THREE WELLS INTO 3-INCH PIPE, OR FOUR TO SIX WELLS INTO 4-INCH PIPE.

1
G-2

PROTECTION POST DETAIL
NOT TO SCALE

2
G-2

AS/SVE MAIN TRENCH DETAIL
NOT TO SCALE

3
G-2

BELOW GROUND WELLHEAD COMPLETION - PROFILE
NOT TO SCALE

4
G-2

BELOW GROUND WELLHEAD COMPLETION - PLAN
NOT TO SCALE

5
G-2

6
G-2

7
G-2

8
G-2

NOT TO SCALE

9
G-2

10
G-2

SVE WELL DETAIL
NOT TO SCALE

11
G-2

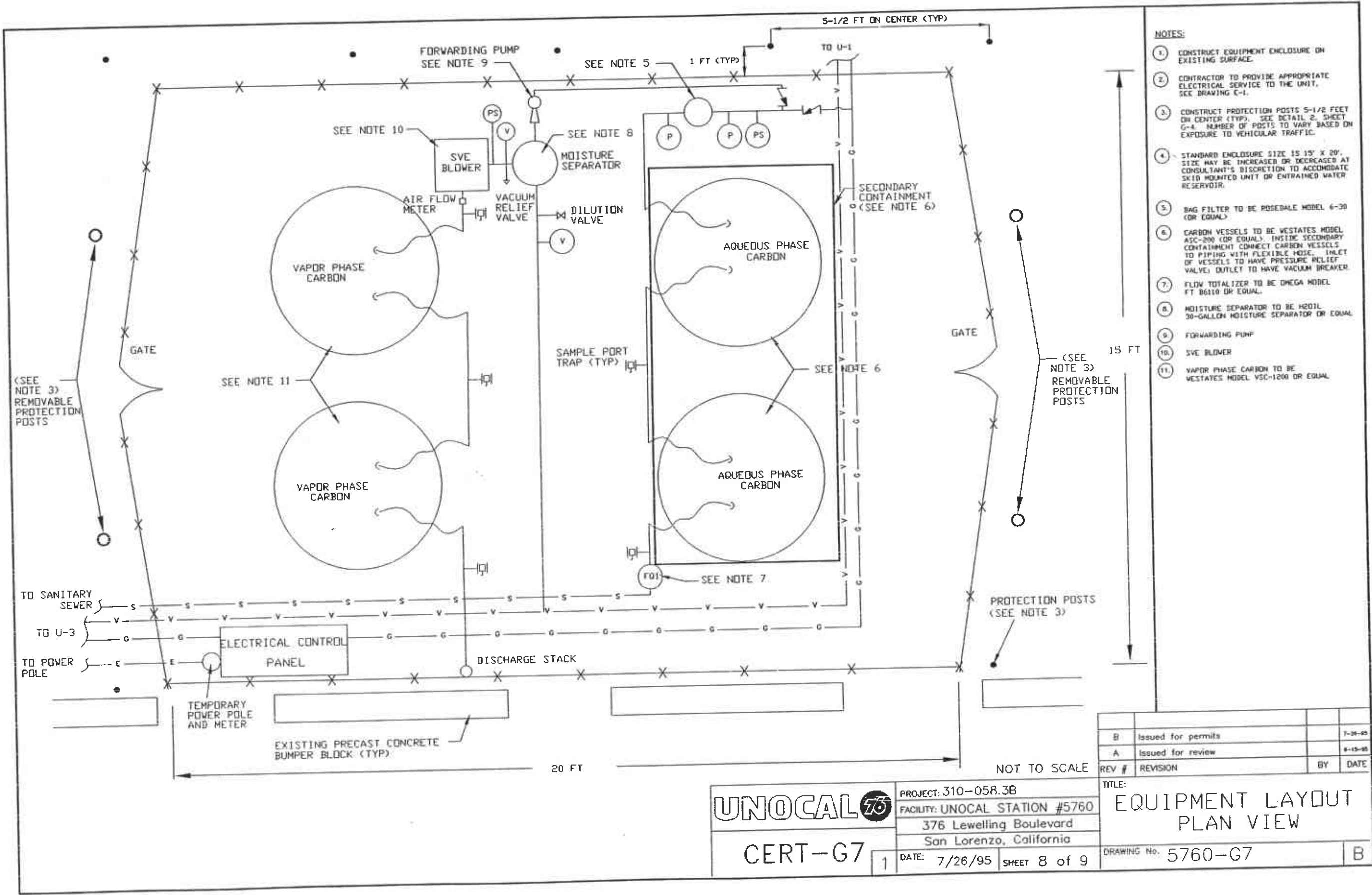
UNOCAL 73

CERT-G6

PROJECT: 310-058.3B
 UNOCAL SERVICE STATION #5760
 376 Lowellling Boulevard at Usher Street
 San Lorenzo, California
 DATE: 7-26-95 SHEET 7 OF 9

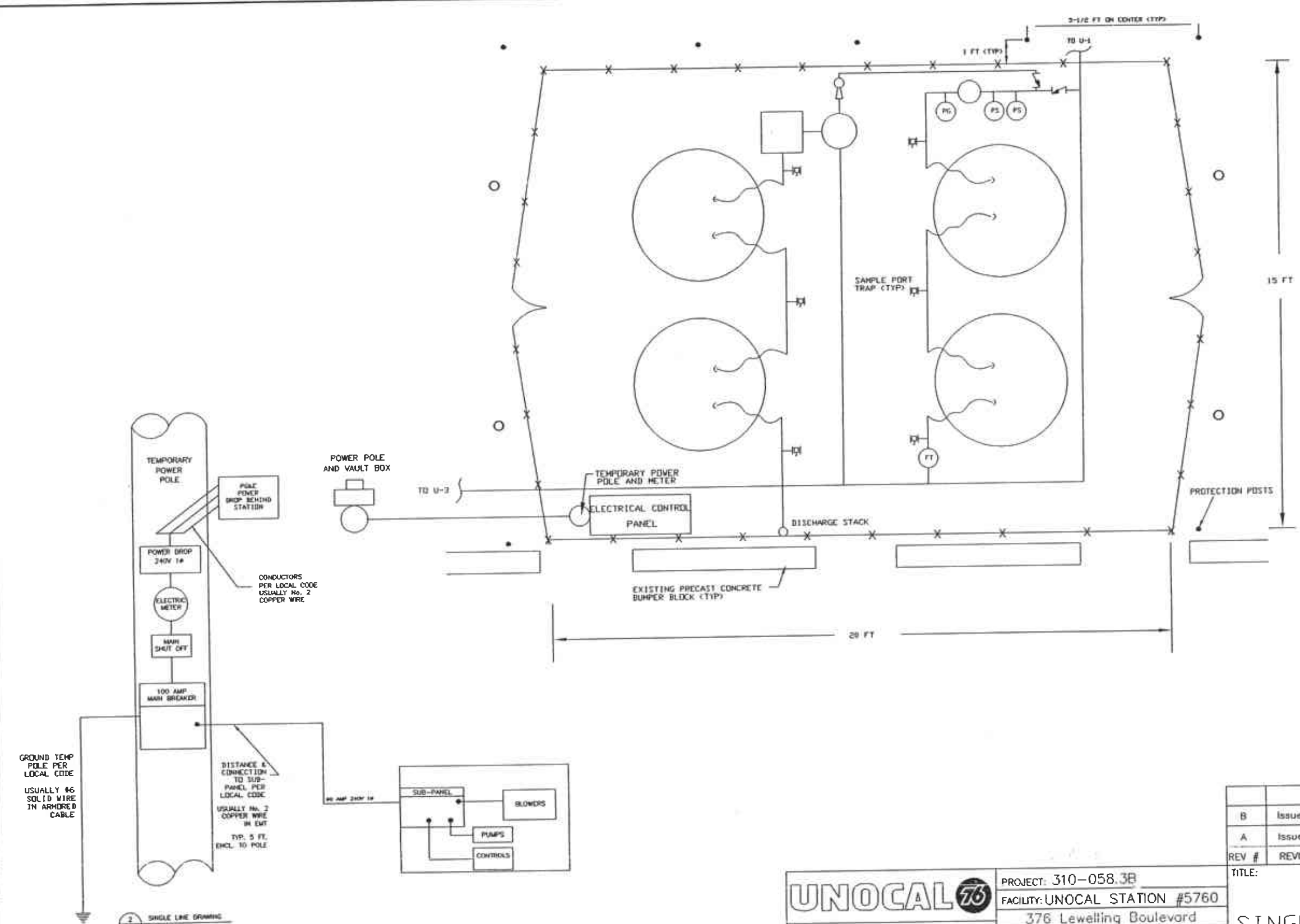
TITLE: CONSTRUCTION DETAILS
 DRAWING No. 5760-G6 B

REV #	REVISION	BY	DATE



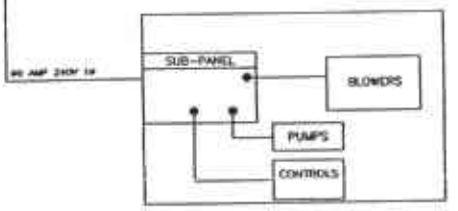
- NOTES:
1. CONSTRUCT EQUIPMENT ENCLOSURE ON EXISTING SURFACE.
 2. CONTRACTOR TO PROVIDE APPROPRIATE ELECTRICAL SERVICE TO THE UNIT. SEE DRAWING E-1.
 3. CONSTRUCT PROTECTION POSTS 5-1/2 FEET ON CENTER (TYP). SEE DETAIL 2, SHEET G-4. NUMBER OF POSTS TO VARY BASED ON EXPOSURE TO VEHICULAR TRAFFIC.
 4. STANDARD ENCLOSURE SIZE IS 15' X 20'. SIZE MAY BE INCREASED OR DECREASED AT CONSULTANT'S DISCRETION TO ACCOMMODATE SKID MOUNTED UNIT OR ENTRAINED WATER RESERVOIR.
 5. BAG FILTER TO BE ROSEDALE MODEL 6-30 (OR EQUAL).
 6. CARBON VESSELS TO BE WESTATES MODEL ASC-200 (OR EQUAL). INSIDE SECONDARY CONTAINMENT CONNECT CARBON VESSELS TO PIPING WITH FLEXIBLE HOSE. INLET OF VESSELS TO HAVE PRESSURE RELIEF VALVE; OUTLET TO HAVE VACUUM BREAKER.
 7. FLOW TOTALIZER TO BE OMEGA MODEL FT B6110 OR EQUAL.
 8. MOISTURE SEPARATOR TO BE H201L 30-GALLON MOISTURE SEPARATOR OR EQUAL.
 9. FORWARDING PUMP
 10. SVE BLOWER
 11. VAPOR PHASE CARBON TO BE WESTATES MODEL VSC-1200 OR EQUAL.

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1			



- NOTES:
- CONTRACTOR TO PROVIDE REQUIRED PANEL BOX AND BREAKERS FOR TEMPORARY POWER - METER IS PROVIDED BY PG&E
 - CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY EQUIPMENT FOR ELECTRICAL.
 - THE ELECTRICAL SERVICE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF OSHA AND THE LATEST REVISION OF THE NEC AND THE NEC. THE INSTALLATION SHALL ALSO CONFORM TO ALL LOCAL ORDINANCES. ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH IEEE, ANSI, AND NEMA STANDARDS AND, WHERE APPLICABLE, HAVE THE UNDERWRITERS LABORATORIES' APPROVAL AND LABEL OR FACTORY MUTUAL APPROVAL.
 - ELECTRICAL WIRING SHALL BE APPROPRIATELY IDENTIFIED AND PERMANENTLY MARKED.
 - THE ENCLOSURE SHALL BE CONSIDERED TO BE A HEMA 4 NON-HAZARDOUS ENVIRONMENT PER THE NEC.
 - CONTROL ELECTRICAL WIRING SHALL BE RUN IN SEPARATE CONDUIT FROM POWER SUPPLY (50 VOLTS OR GREATER).
 - ALL INSTRUMENTS SHALL BE NEV AND CALIBRATED.

TEMPORARY POWER POLE
 PIKE POWER DROP BEHIND STATION
 POWER DROP 240V 1Φ
 CONDUCTORS PER LOCAL CODE USUALLY No. 2 COPPER WIRE
 ELECTRIC METER
 MAIN SHUT OFF
 100 AMP MAIN BREAKER
 GROUND TEMP PILE PER LOCAL CODE USUALLY #6 SOLID WIRE IN ARMORED CABLE
 DISTANCE & CONNECTION TO SUB-PANEL PER LOCAL CODE USUALLY No. 2 COPPER WIRE IN EMT TYP. 5 FT. ENCL. TO POLE



2 SINGLE LINE DRAWING
 GB NO SCALE

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A	Issued for review		6-15-95

UNOCAL 76 PROJECT: 310-058.3B
 FACILITY: UNOCAL STATION #5760
 376 Lewelling Boulevard
 San Lorenzo, California
 CERT-G8 1 DATE: 7/26/95 SHEET 9 of 9

TITLE:
UTILITIES
SINGLE LINE DRAWING
 DRAWING No. 5760-G8 B