## **RECEIVED**

11:37 am, Apr 13, 2009

Alameda County Environmental Health

# PEER REVIEW APPROVAL FORM (Required for Remediation)

Presenter:	David De Witt	Date:	5-03-2001			
Reviewers:	Ed Ralston, David Camille					
Site Address:	96 MacArthur (Unit 25/871)	City:	Oakland, CA			
Lead Regulato	ry Agency: Alameda County -	EHS	Store #25/87/			
Case worker:	Thomas Peabody		Report Type Code <u>CAP</u>			
RWQCB: San	Francisco Bay RWQCB		Description PRA FORM			
Site Condition	s: Depth to GW 15' Soil Type Coarse  Mediur	n 🗌 Fır	ne⊡ or Interbedded⊠			
Max ( Max (	Conc TPHg Soil 2 Conc Benzene Soil 9	97 pp	om GW - 620,000 ppb om GW – 9910 ppb om GW – 160,000			
Groundwater F	Plume: On-site Only 🔲 Off-si	te 🛚				
Groundwater E	Basin Usage: High Production Low Production No Production	n/Risk				
Explain to obtain for off: <b>Third Party Iss</b>						
RAP Soi	ive: │ RAP only					
Date: <u>5-03-</u>	O/ Deadline:/	NONE -	- see comments			
	Peer Review Approval Form (Form PF	R-1) page	e 1 (Continued)			
TMC Environment Expenditure Proce	al Compliance dure Guidelines	_	Page 1 of 2 Date 05/18/01			

Supercedes

09/20/99

Issues: Contamination levels resolved, sparge point moved for more effective system. System is recommended to minimize impact on current operator of the site. Currently no Agency directive, but would prefer to be proactive so as to be able to choose what we want for remediation.

Presenters Recommendation	(s):
NFA/Risk Evaluati VES ☐ VES/AS [ P&T ☐ Mobile Tre	ion ☐ Monitoring/Risk Eval ☐ Excavation ☐ ☐ Biovent/Biosparge ☐ Dual Phase ☐ eatment ☐ ase ☑ Lease ☐ Use Existing ☐
Remediation Time Remediation (yrs) Estimated Costs	3 Monitoring (yrs) 5
Equipment \$ 40,000	Weil Install \$ 15,000 System Install \$ 12,000
O&M 10,000/yr	Groundwater Monitoring \$ 10,000/yr Total Cost \$ 147K
Reviewers Approval: Yes	No [ (see action items below)
Reviewers Recommendations	s/Comments/Action Items:
DAVID C DICTOR	Davin Dewitt Presenter
Peer Members	Regional Manager  EC Director  Approval Form (Form PR-1) page 2
Peer Review	Approval Form (Form PR-1) page 2
TMC Environmental Compliance	Page 2 of 2

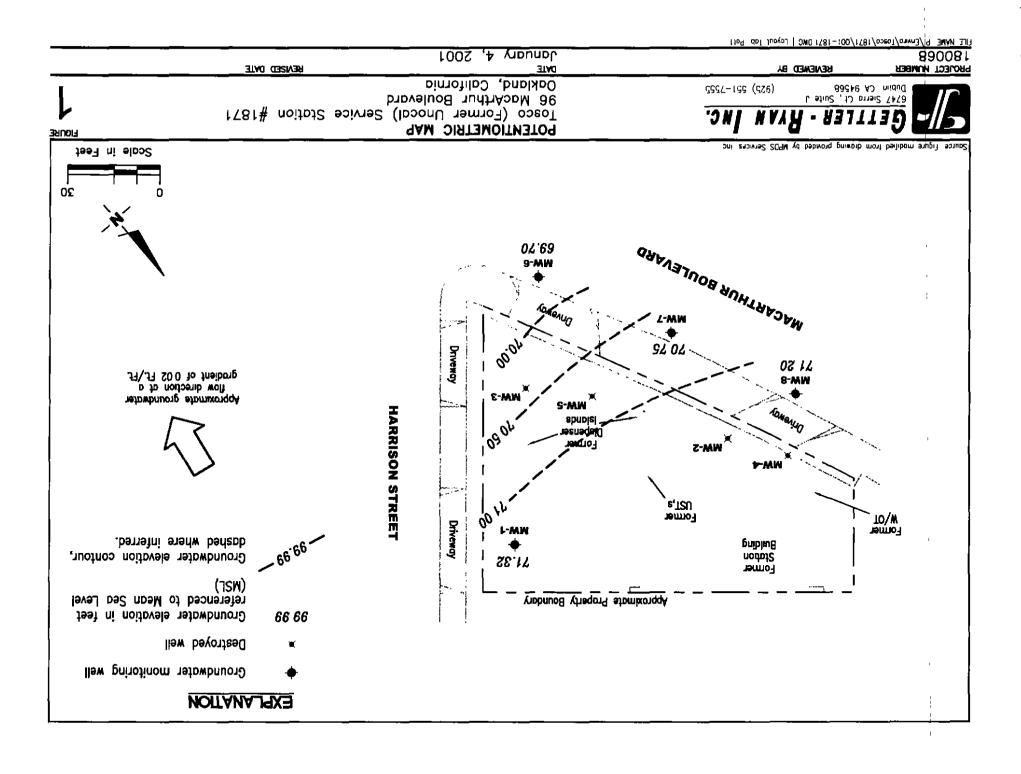
Expenditure Procedure Guidelines

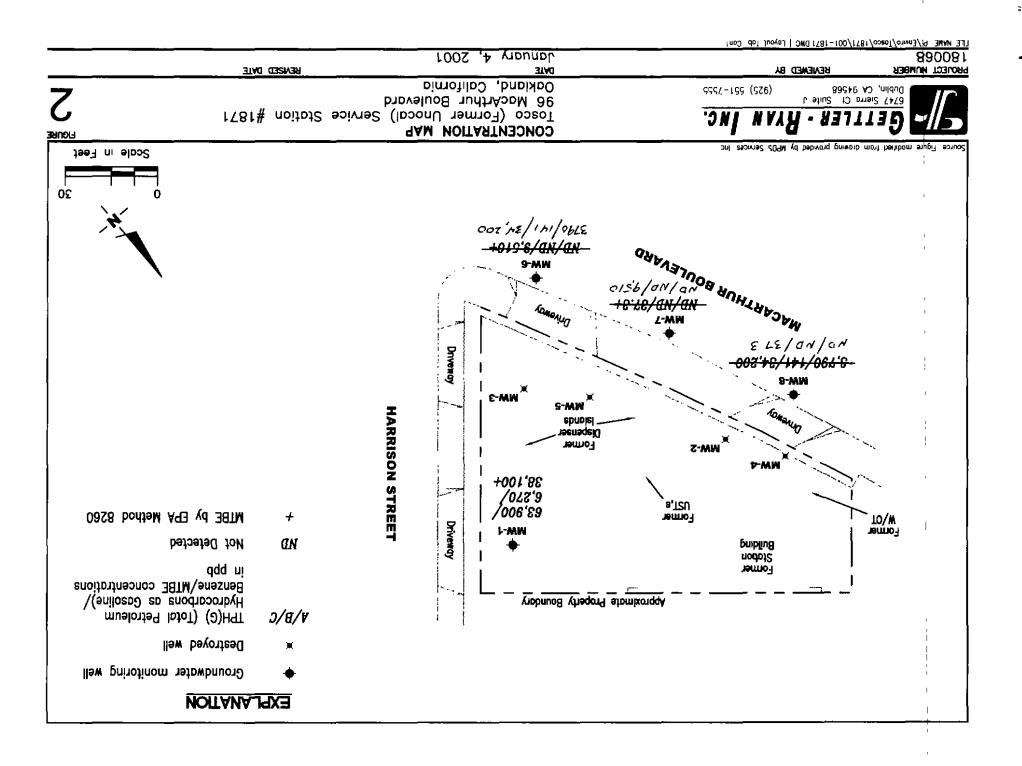
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Date

Supercedes



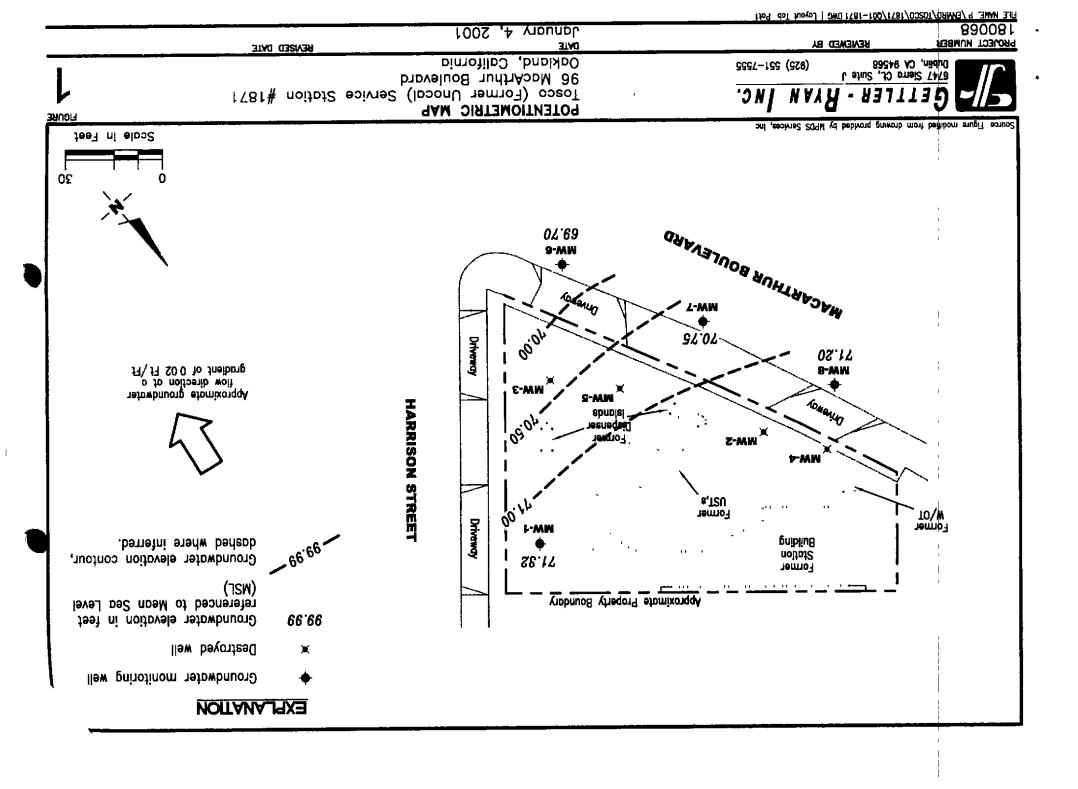


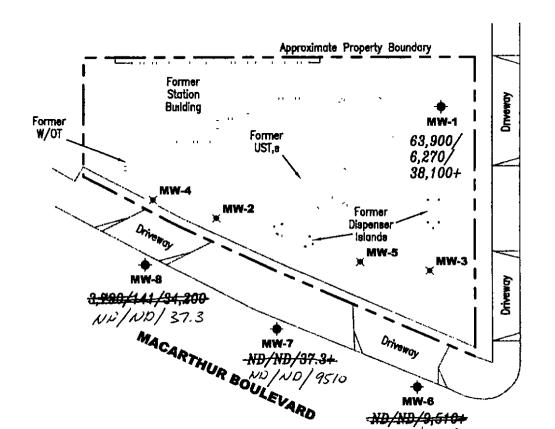
# PEER REVIEW APPROVAL FORM (Required for Remediation)

Presenter: David De Witt		<b>Date:</b> May 4, 2001		
Reviewers: Ed Ralston, Dave	Camille			
Site Address: Former Tosco 96 MacArthur E	Blvd	City: Oakland		
Lead Regulatory Agency: Ala	imeda County He	aith Care Services		
Case worker: Thomas Peacod	ck			
RWQCB: San Francisco Bay F	RWQCB			
Site Conditions: Depth to GW Soil Type Co		☐ Fine⊡ or Interbede	ded⊠	
Impact: Soil ⊠ GW⊠ Max Conc TPHg. Max Conc Benzene Max Conc MTBE	Soil 97 ppm	GW ·	110,000 9910 110,000	
Groundwater Plume: On-site	Only 🗌 Off-site	$\boxtimes$		
Groundwater Basin Usage:	High Production Low Production/ No Production/R	Risk 🔲		
Other Potential Sensitive Red Explain Offsite resident concentrations in groundwater	=	⊠ cted by high benzene		
Third Party Issues: ⊠ Explain Site is operate Installation of C-Sparge system business operations	•	•		
<b>Agency Directive:</b> None ⊠ RAP only ⊡ R RAP Soil and Groundwa		oval RAP Soil		
Date:	Deadline:			
TMC Environmental Compliance Expenditure Procedure Guidelines		Page Date Supercedes	1 of 3 05/04/01 09/20/99	

	n of C-Sparge units need to be effective, but minimally intrusive will not be the final solution	re -
Presenters Rec	commendation(s):	
	NFA/Risk Evaluation	
Remediation Time Estimated Costs	Remediation (yrs) 3 Monitoring (yrs) 5	
Equipment \$30,00	0 Well Install \$ 10,000 System Install \$ 8,000	
O&M \$8,000/yr	Groundwater Monitoring \$ 6,000/yr Total Cost \$ 103,000	
<u> </u>	commendations/Comments/Action Items:	
Peer Members	Presenter  Presenter  Regional Manager  EC Director	
	Peer Review Approval Form (Form PR-1) page 2	

TMC Environmental Compliance Expenditure Procedure Guidelines Page Date Supercedes 3 of 3 05/04/01 09/20/99





**EXPLANATION** 

Groundwater monitoring well

Destroyed well ×

A/B/C TPH(G) (Total Petroleum Hydrocarbons as Gasoline)/ Benzene/MTBE concentrations in ppb

ND Not Detected

MTBE by EPA Method 8260 +

> 30 Scale in Feet

ource Figure modified from drawing provided by MPDS Services, Inc.



DATE

HARRISON STREET

REVISED DATE

PROJECT NUMBER 180068

January 4, 2001

FILE NAME P \ENVIRO\TOSCO\1871\Q01-1871 DWG | Layout Tab Cont

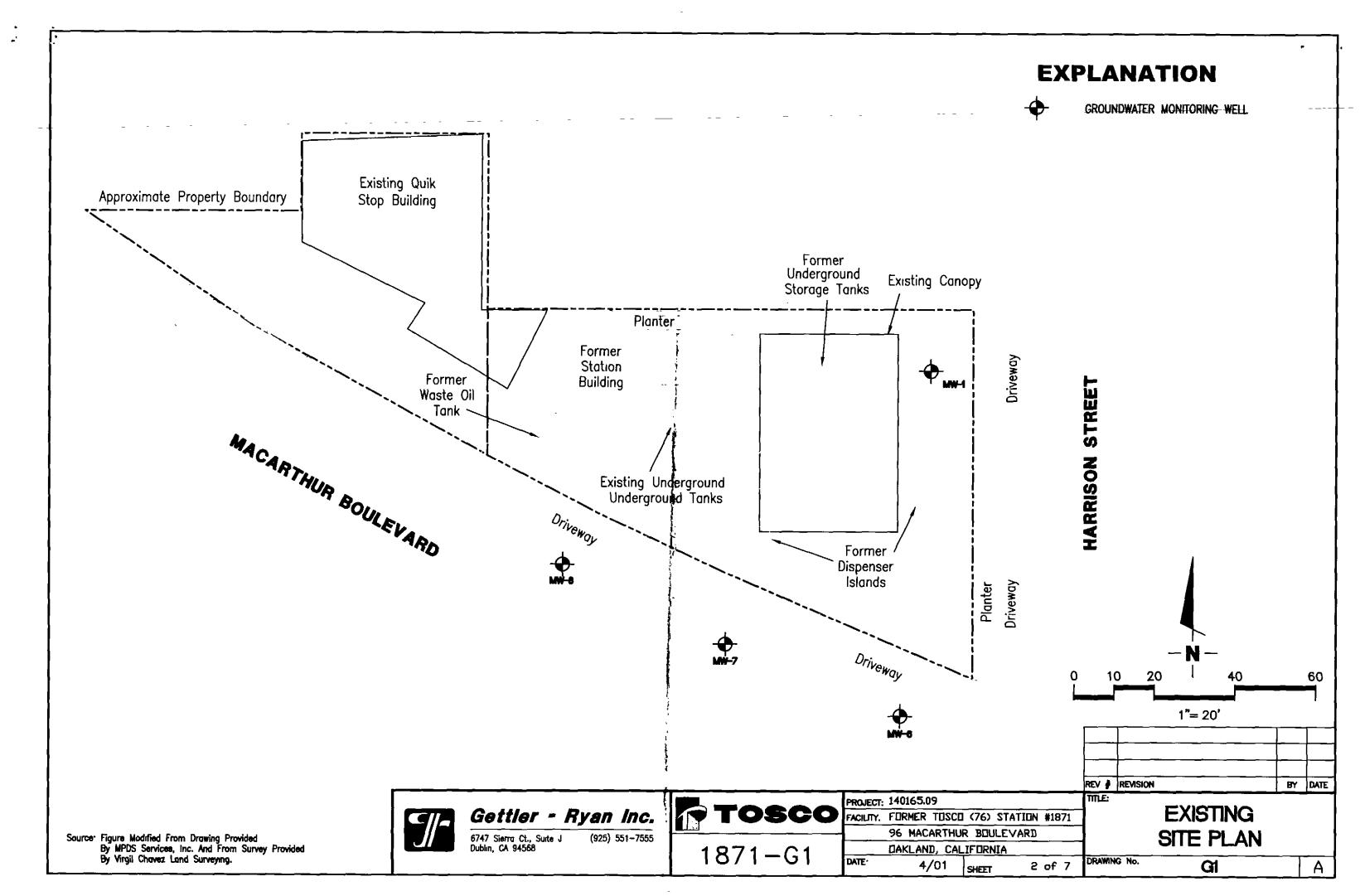
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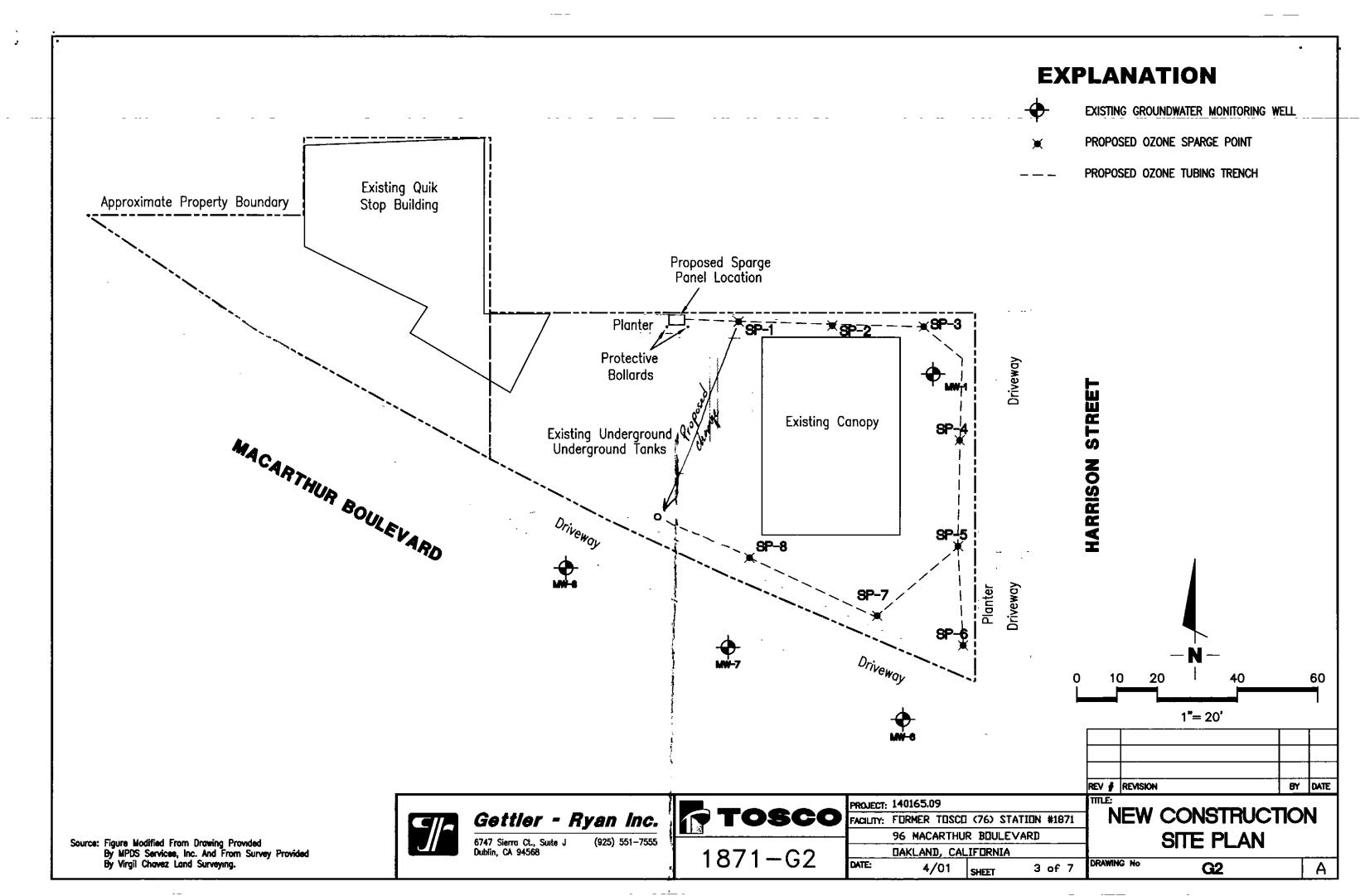
3790/141/34,200

Tosco (Former Unocal) Service Station #1871 96 MacArthur Boulevard 6747 Sierra Ct , Surte J Dublin, CA 94568 (925) 551-7555 Oakland, California REVIEWED BY

CONCENTRATION MAP

FIGURE





Tosco	Repres	sentative	- Da	vid	DeWitt
Consul	Itant —	Gettler-	-Ryan	Inc	
Contra	otor -		•		

Environmental Consultant — Hired by Tosco Contractor — Hired by Tosco

#### 10 General Regulrements

- 1 Contractor is to comply with all Federal, State and local environmental laws and ordinances
- 2. Contractor is responsible for protecting the environment during construction by protecting trees and shrubs, containing any run—on or run—off, controlling dust, and containing any contamination caused by the contractor TOSCO will be responsible for the disposal of soils and produced waters at an approved facility. The contractor shall dispose of all construction debris off site, including pavement removed during construction.
- 3 Specifications and notes supercede drawings—any conflict is to be brought to the attention of the TOSCO Representative for resolution
- 4 The consultant is responsible for preliminary building permit fees (review 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.
- 5 It is the contractor's responsibility to verify all dimensions and conditions before starting work. The consultant's PM shall be notified of any discrepancy.
- 6 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, facility workers and customers
- 7 The contractor shall warrant all materials and workmanship for a period of one year Defects shall be corrected at no cost to TOSCO
- 8 Contractor shall provide Consultant and TOSCO with a copy of signed—off building permits and "AS BUILT" drawings (accurately marked—up copies of original drawings) within 30 days of completon of construction.
- 9 Contractor shall notify the Consultant and the QuikStop facility manager 48 hours prior to the start of work.

#### 20 Bite Work

#### Earthwork for trenching

- 1 Existing pavement is to be saw cut when removed to provide a square vertical joint for repaying
- 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 bedding material after pipes have been tested. Hand tamp around pipes. Compact adequately to support surface material (asphalt or concrete)
- 4 Contractor shall make time and access allowances for TOSCO to conduct adequate soil sampling TOSCO will provide, pay for, and direct all sampling and disposal of contaminated soil

#### Well Installation

- 1 Wells (if included) are to be constructed per specified design. Consultant/contractor is to procure and pay for any permits required.
- Well construction will meet any and all municipal codes affecting well construction
- Contractor is to permanently label all wells on both the well—head piping (permanent ink) and on the top of the well cover (letter punch) with letters and numbers as shown in drawing G2.

#### Paving

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

### 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 finish to match existing

#### 4.0 Process Equipment Installation

- 1 Equipment shall be placed in accordance with the New Construction Site Plan (G2) and the Process Flow Diagram (G4)
- 2. Contractor shall exercise due care to protect equipment from theft or damage

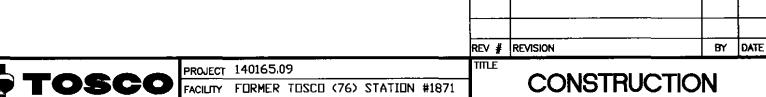
#### 5.0 Equipment Enclosure

- 1 Contractor shall install the ozone sparge panel (supplied by Tosco) in a free—standing Type 12 enclosure. The enclosure size will be nominally 72 inches high by 36 inches wide by 18 inches deep. The ozone sparge panel will be mounted in the enclosure with at least 28 inches of free space above for future use. The enclosure shall be painted to match existing decor or local codes.
- 2 The enclosure will be mounted on a 48 inch by 30 inch by 6 inch thick concrete pad
- 3 Consultant shall post the following signs: a) Proposition 65 warning (in California), b) No Smoking, and c) Emergency contact telephone number for the consultant
- 4 Contractor shall provide appropriate fire extinguisher to be kept inside enclosure.

#### 6.0 Piping and Valvee

- 1 Installation details are provided in G5 Construction Details
- 2 All piping and conduit shall be supported, in accordance with local codes, to prevent sagging or overstressing of the pipe and connections. All piping shall be supported so that no load or stress is transferred to any equipment
- 3 Process piping shall be labeled with flow direction and content
- 4 Where piping is routed above ground (inside the enclosure) the piping shall be supported by unistrut and shall be installed per local code.
- 5 Utility piping must be installed per local code which varies from city to city.
- 6 Secondary containment piping, where required, shall be schedule 40

#### 7.0 Electrical See - G6 ELECTRICAL SINGLE LINE DRAWING



Gettler - Ryan Inc.

6747 Sierra Ct, Suite J (925) 551-7555

Dublin, CA 94568

1871-G3 □

96 MACARTHUR BOULEVARD

OAKLAND, CALIFORNIA

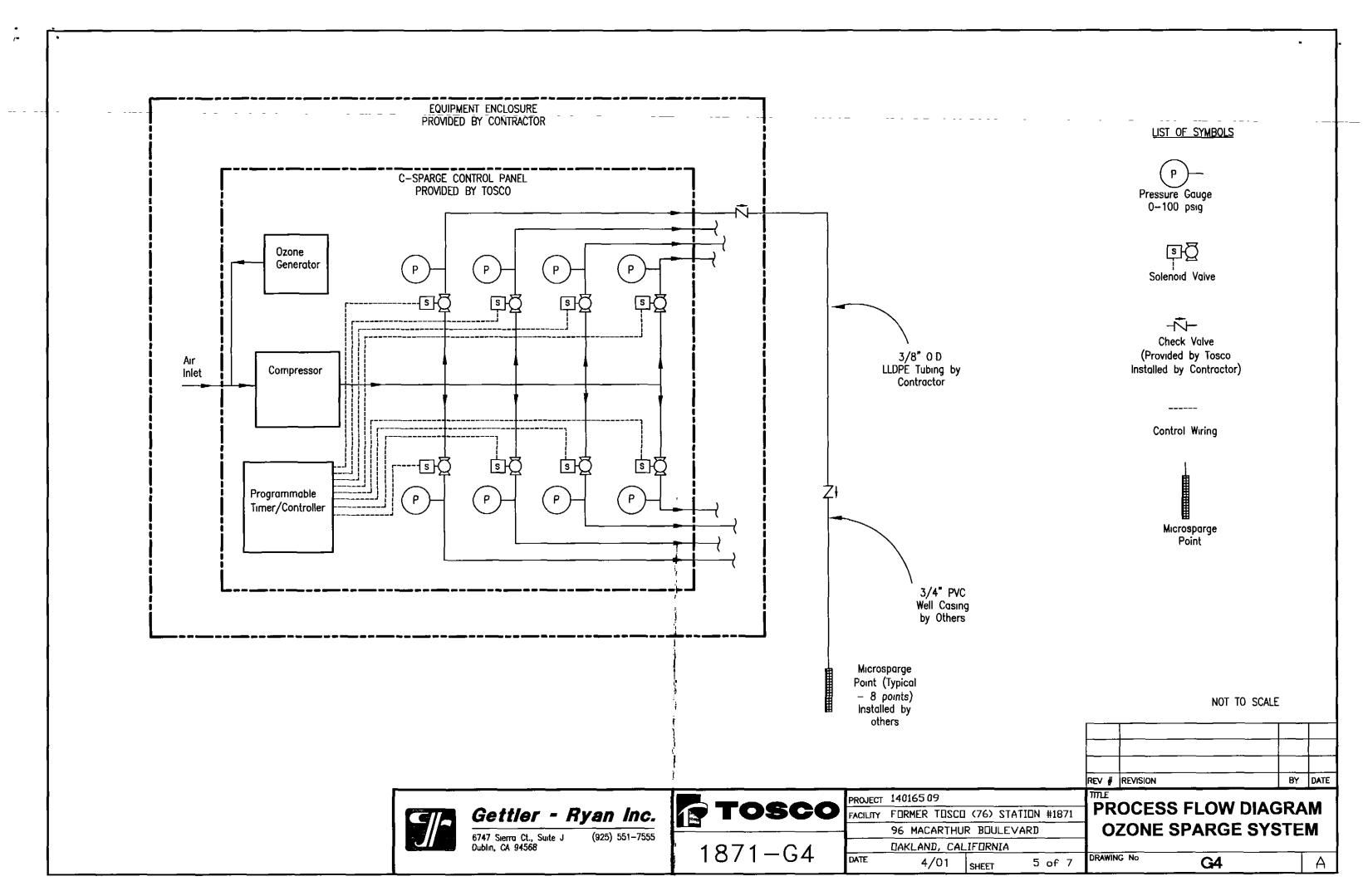
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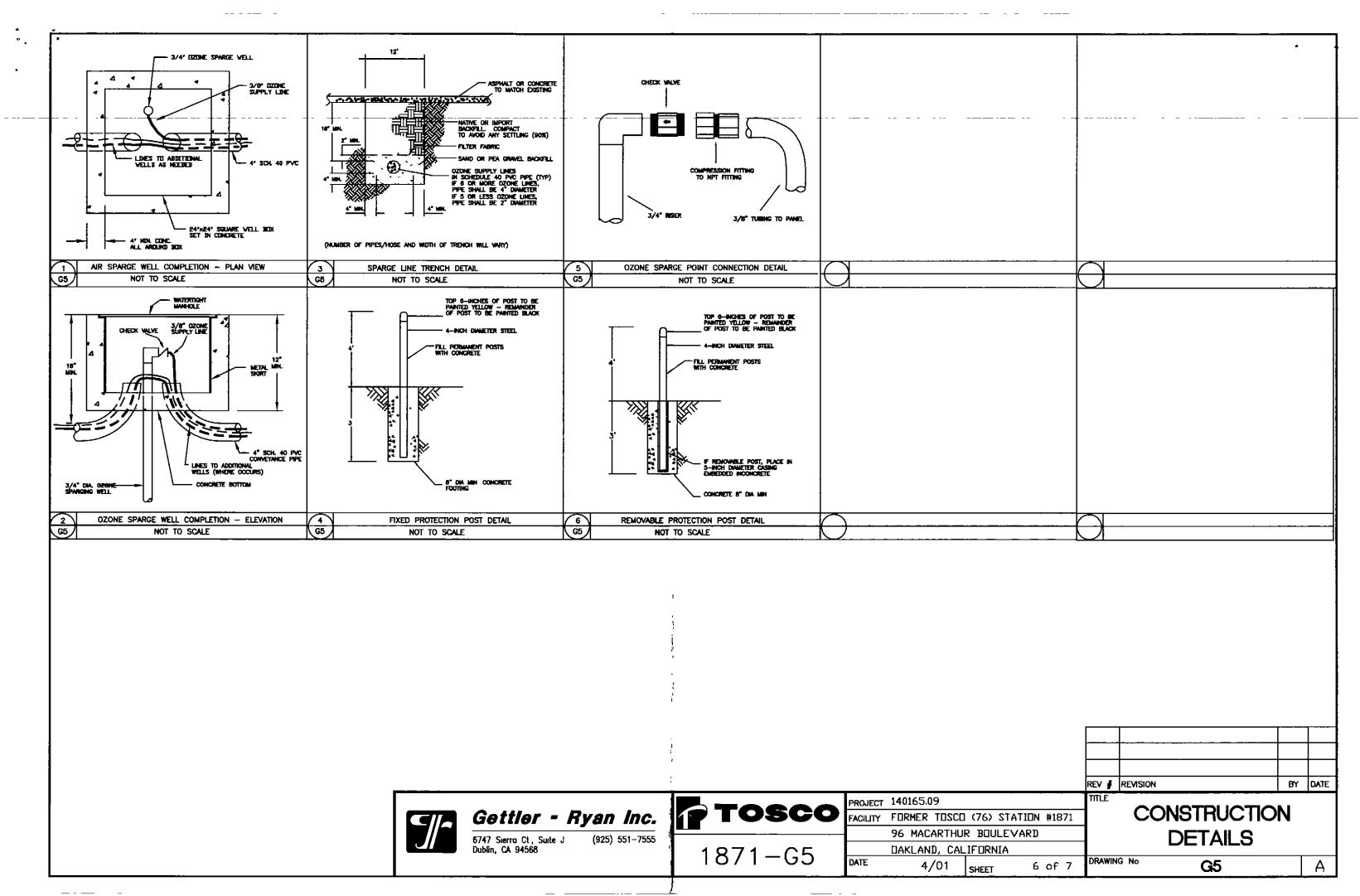
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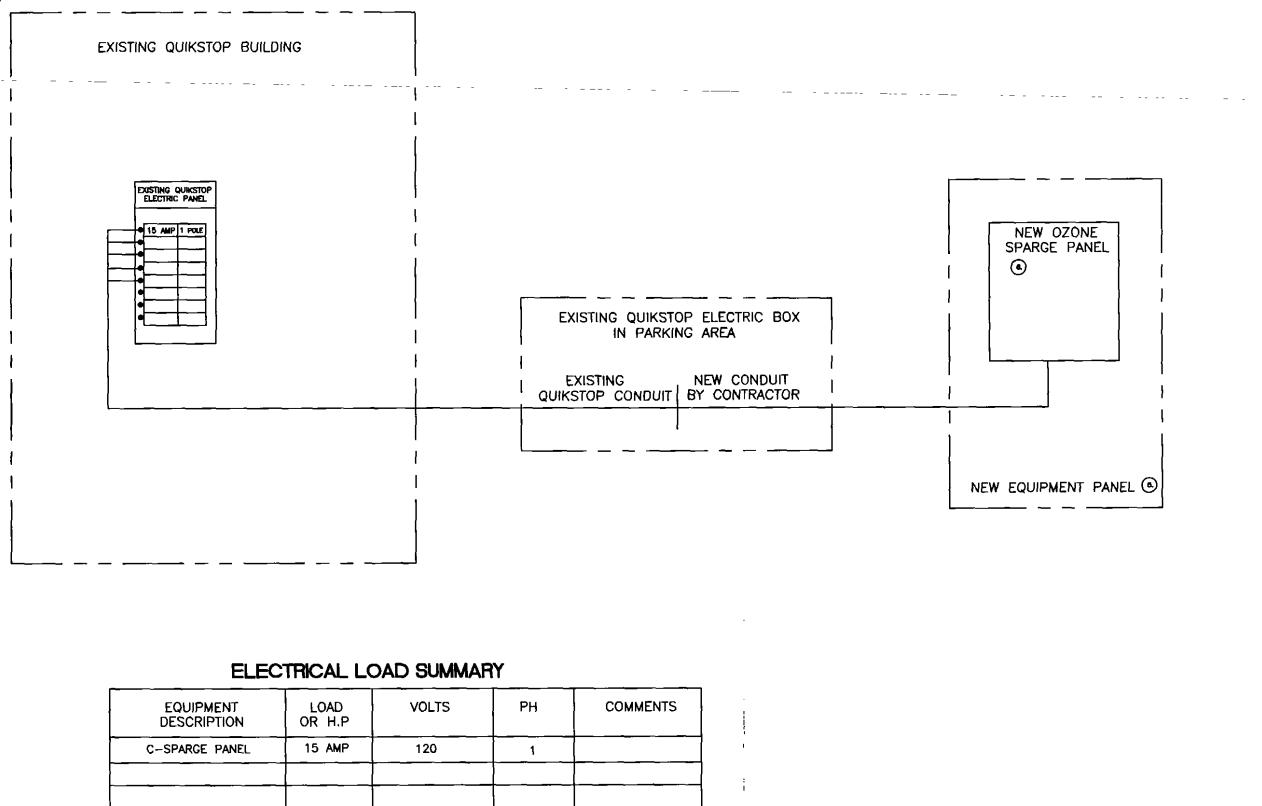
DRAWING No

G3

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REV # REVISION BY DATE



Gettler - Ryan Inc.

(925) 551-7555

TOSCO

1871-G6

PROJECT 140165.09 FACILITY FORMER TOSCO (76) STATION #1871 96 MACARTHUR BOULEVARD DAKLAND, CALIFORNIA DATE. 4/01 7 of 7

**ELECTRICAL** SINGLE LINE DRAWING

DRAWING No **G6** 

NOTES.

THE CONTRACTOR IS TO PROVIDE REQUIRED PANEL BOX AND BREAKERS FOR POVER SERVICE AND METER ARE NOT EXISTING.

2 CINTRACTUR SHALL FURNISH AND INSTALL ALL NECESSARY EQUIPMENT FOR ELECTRICAL SERVICE.

THE ELECTRICAL SERVICE SMALL BE INACCORDANCE WITH THE REQUIREMENTS OF OSHA
AND THE LATEST REVISION OF THE NEC AND
THE NESC THE INSTALLATION SHALL ALSO
CONFIDM TO ALL LOCAL DEBINANCES
ELECTRICAL EXDIPHENT AND MATERIALS SHALL
BE IN ACCORDANCE WITH IEEE, ANSI, AND NEMA
STANDARDS AND, WHERE APPLICABLE, MAYE THE
UNDERWITTERS LABBRATURES J. APPROVAL, AND
LABEL OR FACTORY MUTUAL APPROVAL.

ELECTRICAL VIRING SHALL BE APPROPRIATELY IDENTIFIED AND PERMANENTLY MARKET.

S. THE ENCLOSURE SHALL BE CONSIDERED TO BE A NEMA 3R NON-HAZARDICUS ENVIRONMENT PER THE NEC, UNLESS A) THE ENCLOSURE IS DISTALLED VITHIN AN AREA ALREADY RATED AS HAZARDICUS, OR BO THE RECOVERY/TREATMENT SYSTEM ITSELF VILL ENIT ENGLISH FLAMMAILES ITSELF TO GENERATE A HAZARDICUS ATMOSPHERE.

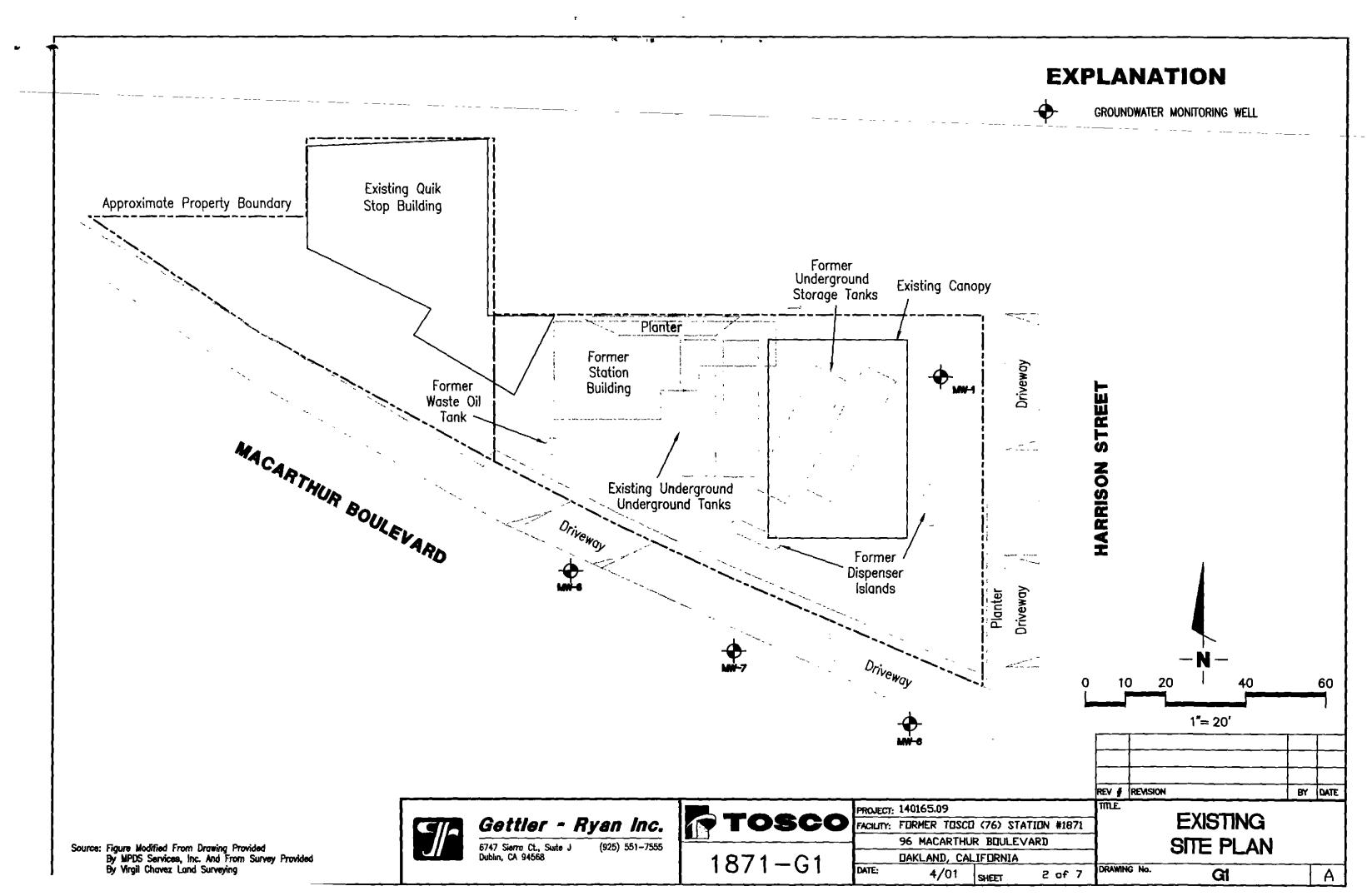
(I. DECINE SPARGE PANEL IS A COMPLETE UNIT PROVIDED BY TUSCOL ELECTRIC CONCCTON IS TO

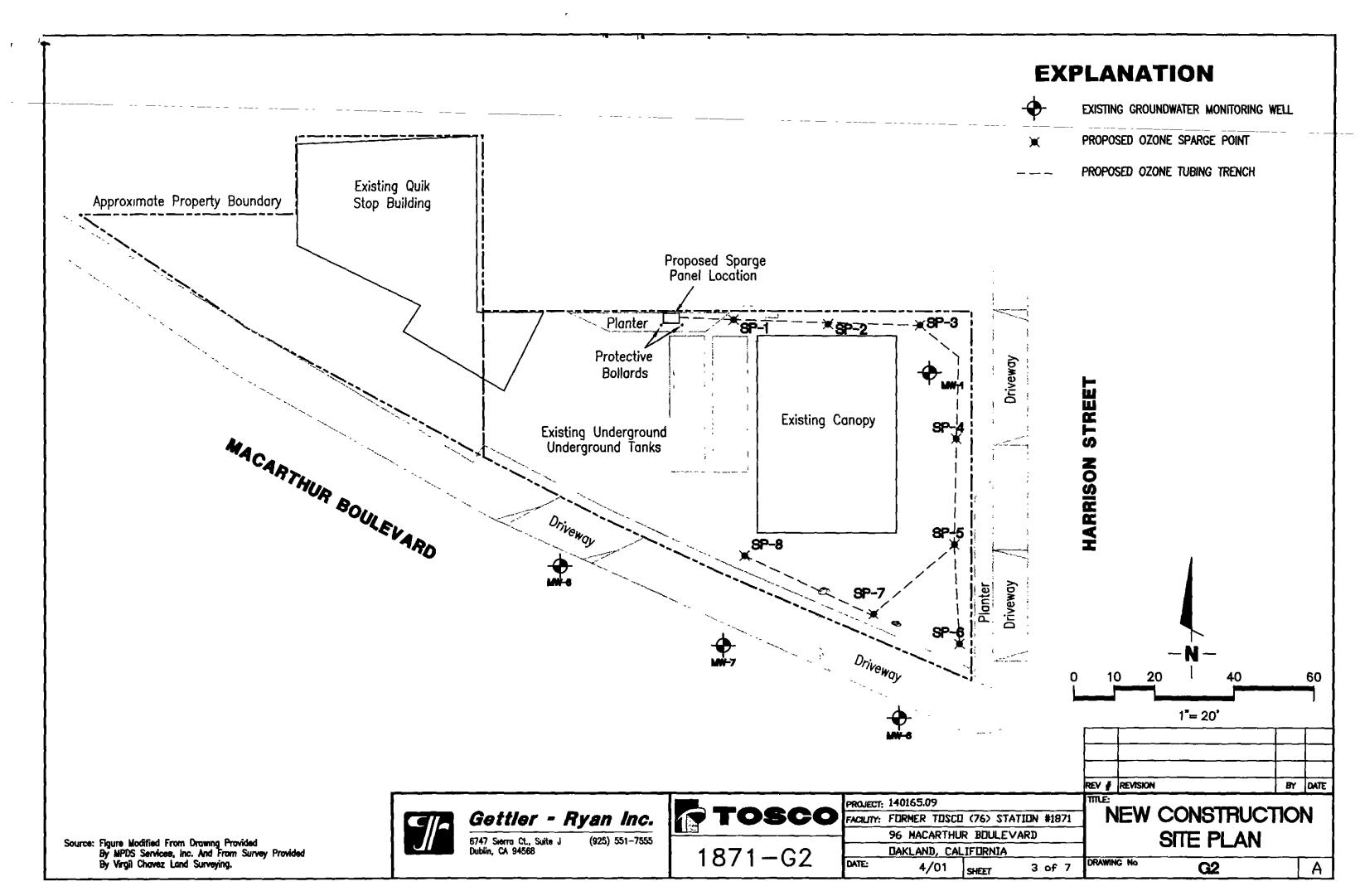
DANAGED OR COMPROMISED AND THAT DISRUPTION TO STATION OPERATIONS ARE MINIMEZED.

(TONTRACTORS ELECTRICIAN SHALL BE NOTIFICACIES OF GASULINE STATION ELECTRICAL INSTALLATION. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT THE EXISTING STATION VIRING IS NOT

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Environmental Consultant - Hired by Tosco Contractor — Hired by Tosco

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DRAWING No

G3

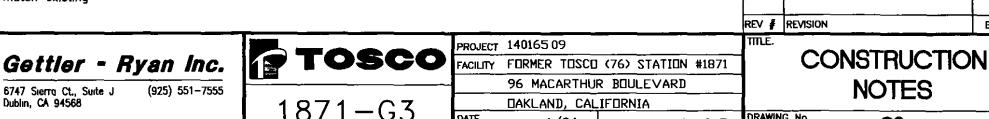
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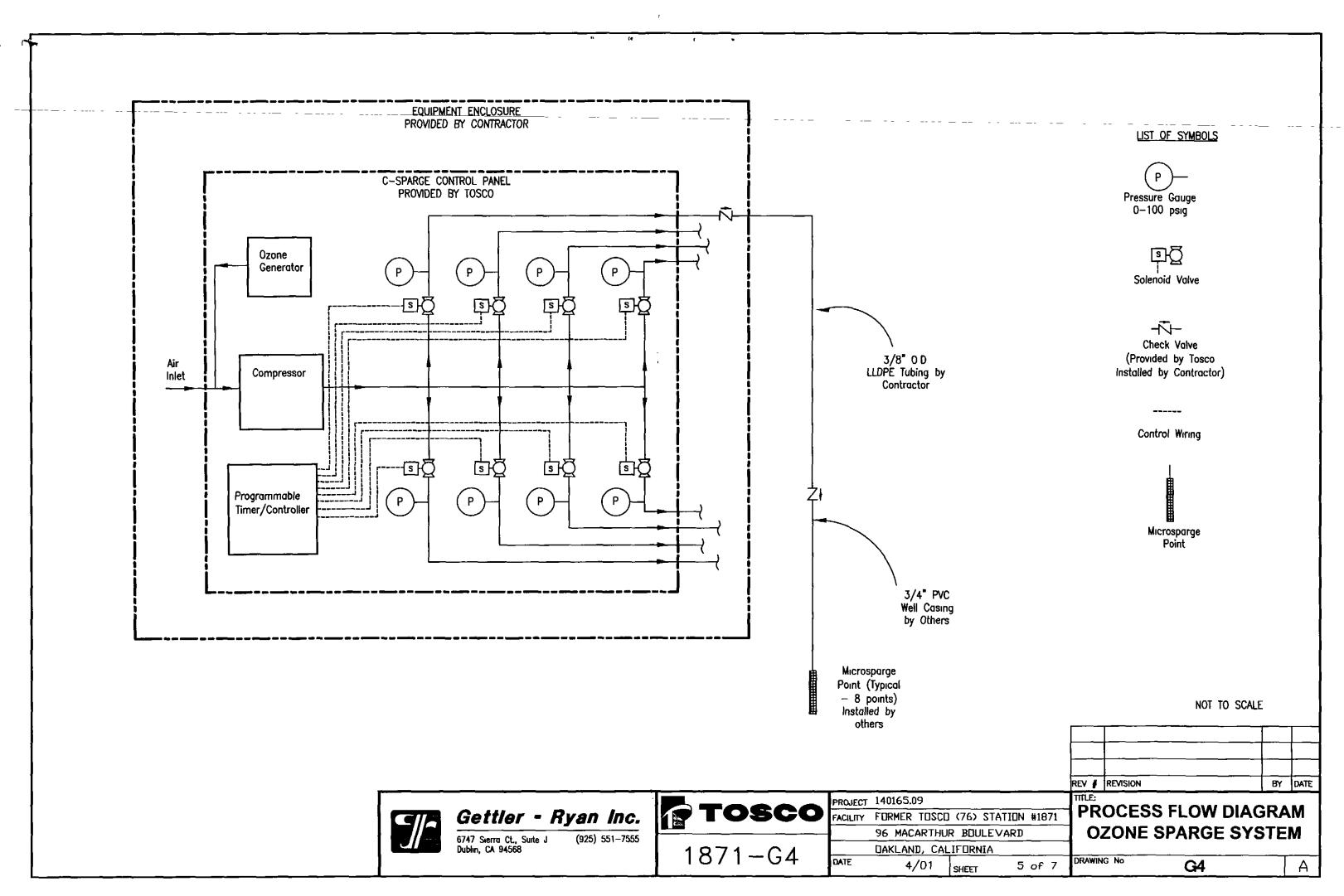
### 7.0 Electrical See - Q6 ELECTRICAL SINGLE LINE DRAWING

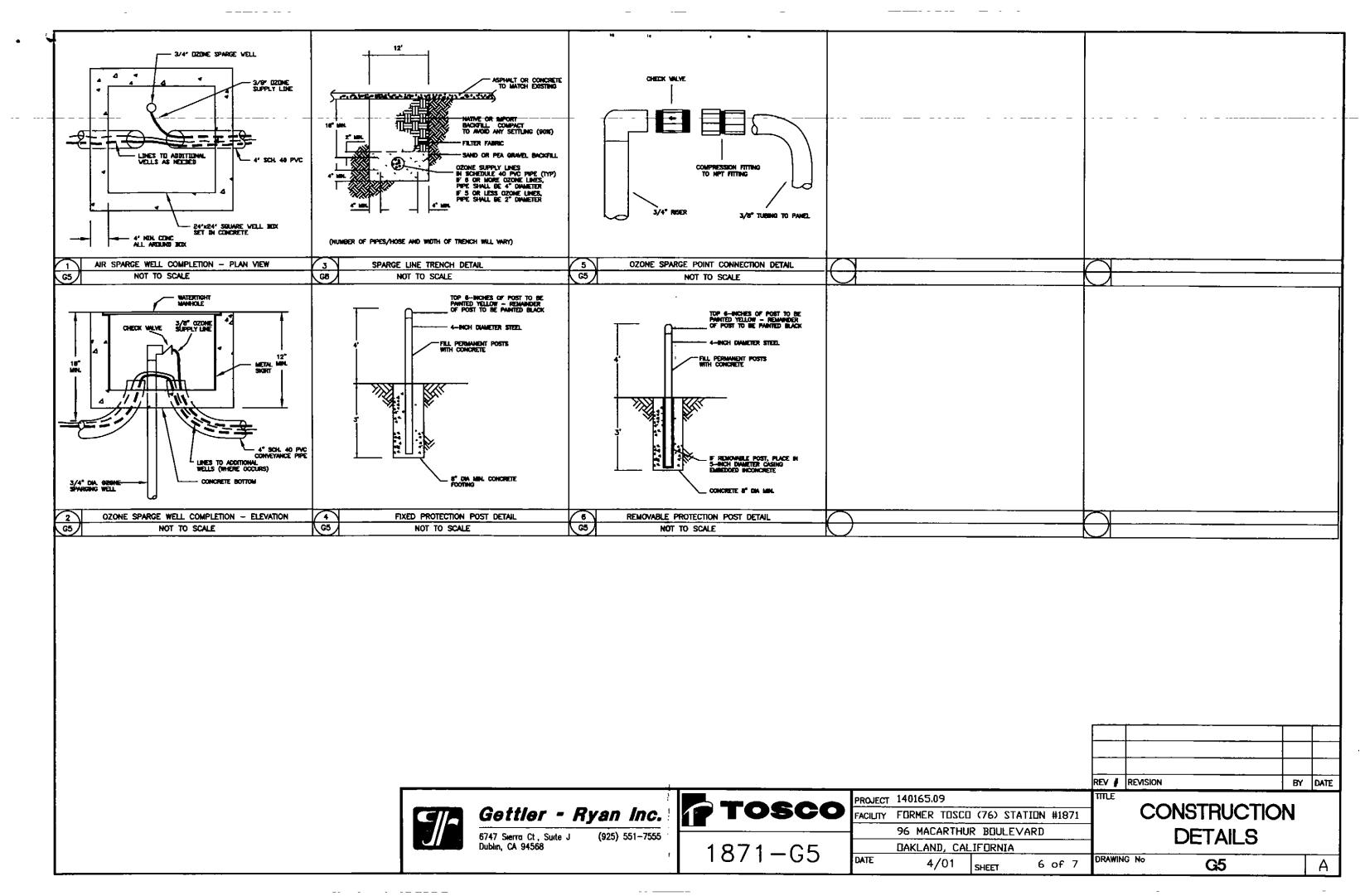


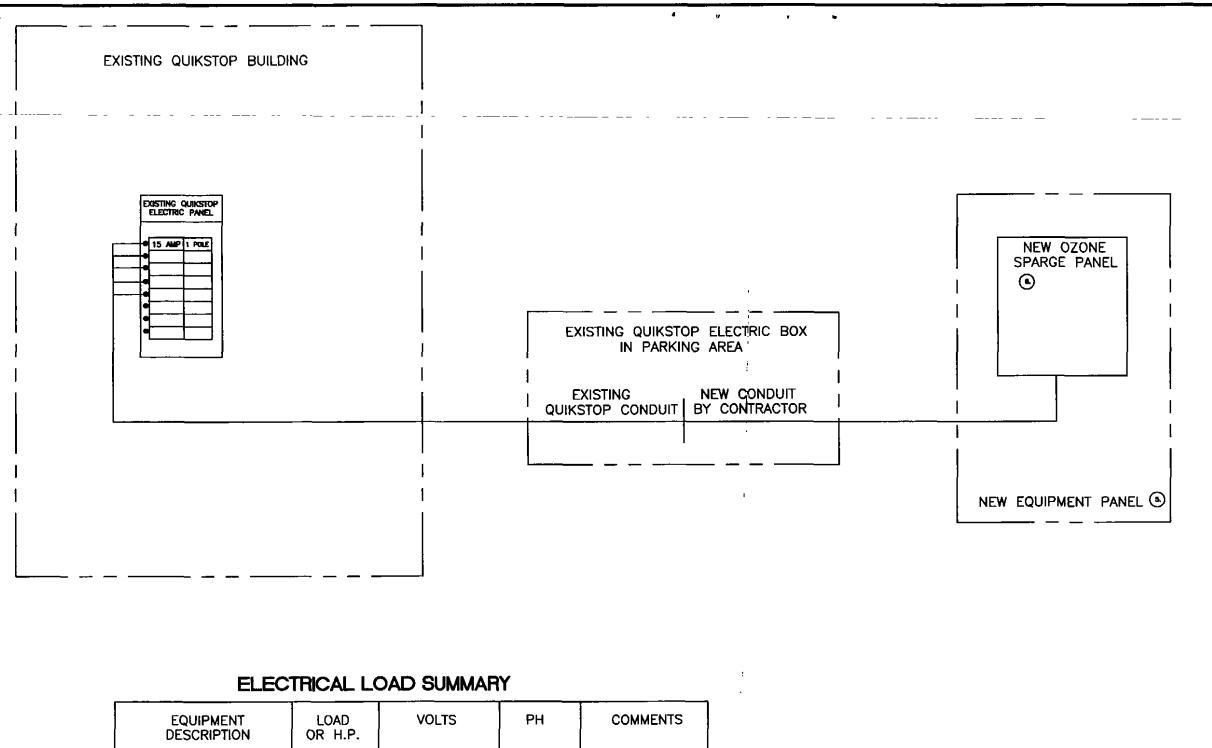
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#### NOT

- 1) THE CONTRACTOR IS TO PROVIDE REQUIRED PANEL BOX AND IRRENCERS FOR POVER. SERVICE AND METER ARE MOT EXISTING.
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  ELECTRICAL EQUIPMENT AND MATERIALS SHALL ME DI ACCORDANCE WITH RECE, ANSI, AND MEMA STANDARDS AND, WHERE APPLICABLE, MAYE THE UNDERWRITERS LANDRATORES! APPRIVAL AND LABEL DR FACTORY MUTUAL APPRIVAL.
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- (8) DZDNE SPARGE PANEL IS A COMPLETE UNIT PROVIDED BY TOSCIL ELECTRIC CONECTION IS TO BE HARD VIRED.
- TO CONTRACTURES ELECTROCIAN SHALL BE NOUVELEGEABLE DI THE INTRICACIES DE GASIL DIE STATUM ELECTRICAL INSTALLATION. SPECIAL CARE SHALL BE TAKEN TIL INSURE THAT THE EXISTING STATUM VIRING IS NUT DAMAGED IN COMPREDIESED AND THAT DISRUPTION TIL STATUM OPERATURS ARE NOUNEZED.

EQUIPMENT DESCRIPTION	LOAD OR H.P.	VOLTS	PH	COMMENTS
C-SPARGE PANEL	15 AMP	120	1	
	1			

				<u> </u>		1 /	
		REV # REVISION	REVISION		BY	DATE	
PROJECT 140165.09		TITLE		FOTDICA			



	PROJECT	140165.09				
PTOSCO	FACILITY	FORMER TOSCO (76) STATION #187			1	
		96 MACARTHUR BOULEVARD				
1871-G6		DAKLAND, CAL	IFORNIA		1	
	DATE	4/01	SHEET	7 of 7	Ī	

SINGLE LINE DRAWING

DRAWING No G6