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Alameda County
Environmental Health

Stakeholder Communications Plan Template Initial / Secondary Plans

| | | | |
|------------------|------------------------------------|---------------------|--------------|
| Site Name | 76 Service Station #0746 | Site # | 0746 |
| Address | 3943 Broadway, Oakland, California | Site Manager | Eric Hetrick |

Team Members RM&R Site Manager (Eric Hetrick), RM&R Area/Regional Manager (Myron Smith), Consultants (TRC), PTTRC Agent (Colleen Hagemann), COP Business Unit Contact (Brad Craig).

Brief Written Site Summary (Site History, Overview, Background)

SITE DESCRIPTION

The site is located on the western corner of the intersection of Broadway and 40th Street in Oakland, California. Station facilities include two 12,000-gallon double-wall glasteel gasoline underground storage tanks (USTs) in a common tank pit, one 520-gallon double-wall glasteel waste oil UST, two dispenser islands, one station building, and a car wash building.

GEOLOGY AND HYDROGEOLOGY

The site and immediate vicinity are directly underlain by artificial fill materials that range from 2 to 6 feet in thickness. The fill materials are in turn underlain predominantly by clay materials that extend to approximately 5 feet below grade. Beneath the clay zone is a coarse grained zone which extends approximately 10 to 15.5 feet below grade. Beneath the coarse grained zone is an additional clay/silt zone to the total depth explored. The depth to groundwater at the site varies between 5.85 and 15.46 feet below grade.

PREVIOUS ASSESSMENTS

August 1989: Two 10,000-gallon steel gasoline USTs and one 280-gallon steel waste oil UST were removed and replaced with the current USTs. A total of approximately 350 cubic yards of soil was removed from the site during UST removal activities. The confirmation soil sample was reported as non-detect for all constituents. The product piping was also removed. Confirmation soil sampling beneath piping and the waste oil tank contained low levels of petroleum hydrocarbons. During the tank removal activities, approximately 6,500-gallons of groundwater were pumped from the UST cavity. Concentrations of total petroleum hydrocarbons as gasoline (TPH-g) and benzene were reported as 1,200 micrograms per liter ($\mu\text{g/l}$) and 12 $\mu\text{g/l}$, respectively.

October 1989: Three monitoring wells were installed at the site to depths ranging from 20 to 22.5 feet below ground surface (bgs).

January 1990: Two additional monitoring wells were installed at the site to a depth of 20 feet bgs.

October 1990: Four additional monitoring wells were installed at and in the vicinity of the site at depths ranging from 20 to 22 feet bgs. Groundwater recovery tests were performed on four wells to determine potential locations for placement of recovery wells.

January 1992: Two offsite monitoring wells were installed in the vicinity of the site at depths ranging from 19 to 22 feet bgs.

June 1992: One recovery well and one additional offsite monitoring well were installed at the site to depths of 17.5 feet bgs.

February 1998: The product piping and associated dispenser islands were replaced at the site. Four soil samples were collected from beneath the dispenser islands. Petroleum hydrocarbons were reported at low

to moderate levels. A total of 30.20 tons of stockpiled soil was transported from the site to the Forward Inc. Landfill in Stockton, California.

October 2003: Site environmental consulting responsibilities were transferred to TRC.

SENSITIVE RECEPTORS

On February 8, 2007, TRC completed a sensitive receptor survey for this site. The only surface water body within the vicinity of the site is Glen Echo Creek, located approximately 1,630 feet southeast of the Site, which is not within the path of local groundwater flow.

Three water supply wells found to be within a one-half mile radius of the site were not within the path of local groundwater flow.

MONITORING AND SAMPLING

Currently, eight onsite and five offsite groundwater wells are monitored and sampled semi-annually. Historically, the groundwater flow has been to the southwest.

REMEDIATION STATUS

In 1989, approximately 350 cubic yards of soil was removed from the site during UST removal activities. During the tank removal activities, approximately 6,500-gallons of groundwater were pumped from the UST cavity.

In 1990, groundwater recovery tests were performed on four wells to determine potential locations for placement of recovery wells.

In 1993, a pilot vapor extraction test was performed at the site on well RW-1. A maximum concentration of 8.6 µg/l TPH-g was reported in the influent vapor stream. The calculated maximum hydrocarbon extraction rate during the test was 0.00049 lbs/hr.

Based on the low extraction rate, high groundwater levels, and fine-grained soil beneath the site, vapor extraction was determined to not be a feasible remedial option. Well RW-1 was initially installed to perform a groundwater recovery test, but due to lack of groundwater recharge, the test was not performed.

In 1998, the product piping and associated dispenser islands were replaced at the site. Denbeste Transportation, Inc. of Windsor, California transported a total of 30.20 tons of stockpiled soil from the site to the Forward Inc. Landfill in Stockton, California for disposal on March 3, 1998.

On April 5-8, 2005, TRC conducted a 68-hour dual-phase extraction (DPE) event at the site using a mobile treatment system (MTS). This event was successful in removing a substantial amount of vapor-phase petroleum hydrocarbons from the subsurface in a relatively short time period. Influent vapor concentrations decreased over the course of the event and appeared to reach asymptotic levels. The influent concentrations and mass removal rates indicate that further short-term DPE treatment may be an effective means of reducing source material in the vicinity of RW-1, MW-3, and MW-5.

CHARACTERIZATION STATUS

The site is fully characterized onsite and offsite with the highest concentrations of petroleum hydrocarbons and fuel oxygenates in the vicinity of well MW-5..

Site Owner: Suncor Holdings COP II LLC

Operator and Employees: Tower Energy Group

Issues/Concerns: Property Access, On-site Activities, Safety, Regulatory Compliance, Indemnity

Regulatory Authorities:

Alameda County Health Care Services

Issues/Concerns: Regulatory Driven Activities, Regulatory Compliance

Off-Site Affected or Potentially Affected Receptor

None Identified

Issues/Concerns: Property Access, Project Activities, Safety, Indemnity.

Off-Site Directly Affected Landowners

Mazda dealer to the east, Roxy's midtown motor's and Masonic Temple to the southwest

Issues/Concerns: Property Access, Project Activities, Safety, Indemnity.

Overall Communications Strategy

The Site has been designated a Level A Site because the plume is defined.

Offsite Landowners: Meet access agreement requirements. Address questions or concerns promptly within area of responsibility and with guidance from Area Manager, Legal, and External Communications. Meet with representatives of owner as appropriate based on discussions with ConocoPhillips management.

Site Owner/Operator and Employees: Minimize intrusion on operations due to environmental activities. Actions: Maintain notification protocols for field work. Remove drums promptly. Be sensitive to business needs. Schedule field work with enough advance notice to avoid conflicts with planned business actions such as re-painting, re-paving, etc. Tools: Phone calls, emails, letters, onsite meetings.

Regulatory Authorities: Sustain positive relationship with agency. Actions: Maintain compliance with report requirements and deadlines. Obtain required deadline extensions in advance and document in writing. Return questions/comments and address agency action items promptly. Negotiate agency requirements with discretion and a respectful and courteous manner. Consultant reports and documents should be always professional, accurate, complete, and timely. Tools: Complete and accurate uploading to GeoTracker, other agency databases, and WebX. Phone calls, emails, meetings, letters.

Public Messages (standby statements)

ConocoPhillips is working cooperatively with the Alameda County Health Care Services to investigate whether historical operations from a local site may have impacted the soil or groundwater in this area.

Once we complete our local assessment, we will work with regulators to determine if any corrective action is necessary.

Any work will be done with oversight by TRC.

Our primary concern is the well being of local property owners/residents and we will keep you updated on the progress of our work.

Our company is committed to safe, reliable, environmentally responsible and sustainable operations.

Notes

Select any of the above statements that are applicable.

Potential Stakeholders (Names and contact information for property owners, residents, businesses, schools, regulators government officials)

Communications Vehicles

Responsible

| | | | |
|---|--|---|-------------------|
| <p>Ms. Donna Drogos Supervising Hazardous Materials Specialist Alameda County Health Care Services 1131 Harbor Bay Parkway Alameda, California 94502-6577</p> | <p><input checked="" type="checkbox"/> Letters Conversations <input type="checkbox"/> Flyers Meetings <input type="checkbox"/> Brochures Agreements <input type="checkbox"/> Public Meetings</p> | <p><input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Face-to-Face <input type="checkbox"/> Access <input checked="" type="checkbox"/> Quarterly Reports</p> | <p>Consultant</p> |
| <p>Suncor Holdings COP II LLC 11601 Wilshire Blvd. Los Angeles, CA 94595 (property owner)</p> | <p><input checked="" type="checkbox"/> Letters Conversations <input type="checkbox"/> Flyers Meetings <input type="checkbox"/> Brochures Agreements <input type="checkbox"/> Public Meetings</p> | <p><input type="checkbox"/> Phone <input type="checkbox"/> Face-to-Face <input type="checkbox"/> Access</p> | <p>Consultant</p> |
| <p>Tower Energy Group 3943 Broadway Oakland, CA 94611 (Dealer)</p> | <p><input checked="" type="checkbox"/> Letters Conversations <input type="checkbox"/> Flyers Meetings <input type="checkbox"/> Brochures Agreements <input type="checkbox"/> Public Meetings</p> | <p><input type="checkbox"/> Phone <input type="checkbox"/> Face-to-Face <input type="checkbox"/> Access</p> | <p>Consultant</p> |

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Date Created 5/18/07

Date Last Updated