Stakeholder Communications Plan Template
Initial / Secondary Plans

Site Name	76 Service Station #3135	**Site #**	3135
Address	845 66th Avenue, 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 (Margeret Larson), COP Business Unit Contact (Rich Masterton).

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

SITE DESCRIPTION

The site is located on the northwest corner of San Leandro Street and 66th Avenue in Oakland, California. Station facilities currently include two gasoline underground storage tanks (USTs), a 550-gallon waste oil UST, three dispenser islands (under canopies) and a service station building. The product dispensers utilize a balanced vapor recovery system.

GEOLOGY AND HYDROGEOLOGY

The San Francisco Bay Plain Basin is underlain by Pleistocene Age Older Alluvium and Franciscan bedrock to approximately 1,100 feet below grade (fbg). Overlying the Older Alluvium are alluvial, fluvial, and estuarine deposits known as Young Bay Mud. The upper 20 feet to 300 feet consists of Holocene Age Shallow Marine and estuarine deposits. The shallow subsurface of the Site is characterized by approximately 30 feet of clay with variable amounts of gravel, sand, and silt.

Shallow perched groundwater is present beneath the Site at depths ranging from approximately 4 to 11 fbg within the sandy/gravelly/silty clay above the Bay Mud. Historically, groundwater beneath the site flows south-southeast at a gradient of 0.005 to 0.01 feet per foot.

Based on previous subsurface investigations, soils underlying the site are composed of fill materials to approximately 5 fbg underlain by clay with variable amounts of gravel, sand, and silt from 5 to 26 fbg.

PREVIOUS ASSESSMENTS

Historical data indicate that the site has been a service station since 1947. Renovation of the site first occurred in 1967, when the size of the site expanded to its current configuration.

1989: Two 10,000-gallon gasoline USTs, one 280-gallon waste oil UST and product piping were removed from the site. Confirmation soil samples collected from the UST pit indicated low residual maximum concentrations of Total Petroleum Hydrocarbons as gasoline (TPH-g), benzene, and Total Oil and Grease (TOG). After confirmation soil sampling, approximately 5,000 gallons of groundwater was removed from the UST pit and disposed offsite. A groundwater sample was collected and analyzed after recharge of the UST pit and contained TPH-g at 7,900 parts per billion (ppb) and benzene at 850 ppb. Confirmation soil samples collected from the product piping trench indicated low maximum residual concentrations of TPH-g and benzene.

April 1990: Two shallow soil borings were advanced and three groundwater monitoring wells were installed to depths of approximately 22 feet below ground surface (bgs).

August 1990: Three groundwater-monitoring wells (MW-4 through MW-6) were installed.

January 1991: A hydropunch survey was performed at the site.

March 1991: The pre-1967 UST pit was over-excavated, and two concrete slabs were removed from depths of approximately 8.5 and 10 feet bgs. Approximately 2,000 cubic yards of impacted soil was removed from the site and properly disposed. Over-excavation was limited by existing product piping. Confirmation soil samples from the former UST pit indicated low to moderate residual concentrations of TPH-g. Approximately 20,000 gallons of groundwater were pumped from the former UST pit prior to backfilling and properly disposed.

September 1992: Three offsite groundwater monitoring wells were installed in the street.

April 1993: One groundwater monitoring well was installed at the site.

August 1998: Oxygen Releasing Compound (ORC) was installed in monitoring well MW-6 to assist with biological attenuation of hydrocarbon compounds. Starting in 1999, the following bio-attenuation parameters have been measured at the site: nitrate, sulfate, ferrous iron, dissolved oxygen, and, oxidation-reduction potential. According to Gettler-Ryan, Inc.'s (GR) Annual Monitoring and Sampling Report dated April 19, 2001, review of these parameters indicates that bio-attenuation is occurring at the site.

July 2001: One offsite monitoring well was installed to a depth of 20 feet bgs.

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

SENSITIVE RECEPTORS

February 27, 2006: TRC completed a sensitive receptor survey for the site. According to the California Department of Water Resources (DWR) records, no water supply wells were located within a one-half mile radius of the Site. Surface water bodies within a one-half mile of the Site include Damon Slough and Lion Creek, located approximately 775 feet south and 525 feet southeast of the site, respectively.

MONITORING AND SAMPLING

Currently, seven onsite and four offsite wells are monitored semi-annually. Historical groundwater flow directions have been quite variable at the site.

REMEDIATION STATUS

Remediation is not currently being conducted at the site.

CHARACTERIZATION STATUS

Hydrocarbon impacts to groundwater are fully delineated onsite and offsite with the highest concentrations of petroleum hydrocarbons and fuel oxygenates in the vicinity of well MW-6 on the eastern side of the site.

Site Owner: Coliseum Gas and Food Mart, Inc.
Operator and Employees: Thanh Huynh
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
Coliseum Business Center to the south
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.

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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**
Ms. Donna Drogos Supervising Hazardous Materials Specialist Alameda County Health Care Services 1131 Harbor Bay Parkway Alameda, California 94502-6577	☒ Letters ☒ Phone Conversations ☐ Flyers ☒ Face-to-Face Meetings ☐ Brochures ☐ Access Agreements ☐ Public Meetings ☒ Quarterly Reports	Consultant
Coliseum Gas and Food Mart, Inc. 6535 San Leandro St. Oakland, CA 94621 (property owner)	☒ Letters ☐ Phone Conversations ☐ Flyers ☐ Face-to-Face Meetings ☐ Brochures ☐ Access Agreements ☐ Public Meetings ☐	Consultant
Thanh Huynh 845 66th Avenue Oakland, CA 94621 (Dealer)	☒ Letters ☐ Phone Conversations ☐ Flyers ☐ Face-to-Face Meetings ☐ Brochures ☐ Access Agreements ☐ Public Meetings ☐	Consultant
Coliseum Business Center Attn: Fillmore C. Marks 180 Montgomery Street, Suite 1200 San Francisco, CA 94104 (415) 392-3558 (property owner of MW-10)	☒ Letters ☐ Phone Conversations ☐ Flyers ☐ Face-to-Face Meetings ☐ Brochures ☒ Access Agreements ☐ Public Meetings ☐	COP
Michele Corash Morrison and Foester LLP 425 Market Street San Francisco, CA 94105 (415) 268-7124 (Additional contact for MW-10)	☒ Letters ☐ Phone Conversations ☐ Flyers ☐ Face-to-Face Meetings ☐ Brochures ☒ Access Agreements ☐ Public Meetings ☐	COP
	☐ Letters ☐ Phone Conversations ☐ Flyers ☐ Face-to-Face Meetings ☐ Brochures ☐ Access Agreements ☐ Public Meetings ☐	
	☐ Letters ☐ Phone Conversations	

☐ Flyers ☐ Face-to-Face Meetings
☐ Brochures ☐ Access Agreements
☐ Public Meetings ☐
☐ Letters ☐ Phone Conversations
☐ Flyers ☐ Face-to-Face Meetings
☐ Brochures ☐ Access Agreements
☐ Public Meetings ☐
☐ Letters ☐ Phone Conversations
☐ Flyers ☐ Face-to-Face Meetings
☐ Brochures ☐ Access Agreements
☐ Public Meetings ☐

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