

Mr. Daniel Helix and
Union Pacific Railroad Company

Community Relations Plan Update
Hookston Station Site
Pleasant Hill, California

July 2005

Environmental Resources Management
1777 Botelho Drive, Suite 260
Walnut Creek, CA 94596



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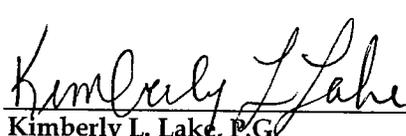
July 2005



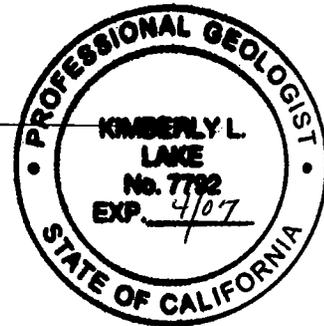
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1.0

INTRODUCTION

On behalf of Union Pacific Railroad Company (UPRR) and Mr. Daniel Helix, ERM-West, Inc. (ERM) has prepared this *Community Relations Plan Update* (CRP Update) for the Hookston Station site¹ (site). The site is located at the intersection of Hookston and Bancroft Roads in Pleasant Hill, California (Figure 1). Regulatory oversight of this project is currently being performed by the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB) under Order Nos. R2-2003-0035 and R2-2004-0081.

The purpose of this CRP Update is to update the *Community Relations Plan for Hookston Station*, which was prepared by SmeethCO Communications & Outreach (SmeethCO) and ERM in May 2003.

¹ Please note that although this *Community Relations Plan Update* has been prepared for the Hookston Station site, multiple parties are responsible for chemical impacts in the surrounding residential neighborhoods.

The RWQCB has been overseeing the investigation activities at the site since 2000. On 16 April 2003, the RWQCB issued the *Initial Site Cleanup Requirements* (Order No. R2-2003-0035) for the Hookston Station site. The tasks required by that Order are summarized on Table 1. As shown on Table 1, one of the tasks was to prepare a Community Relations Plan, which was completed in May 2003. Several activities and milestones have been completed at the site and vicinity since the May 2003 Community Relations Plan was produced, including the following:

- Approval of the Source Area Investigation Workplan (Order No. R2-2003-0035, Task 1);
- Completion and approval of the Risk Assessment Workplan (Order No. R2-2003-0035 Task 3);
- Completion of the Area Well Survey (Order No. R2-2003-0035 Task 4);
- Completion and approval of the Remedial Investigation Workplan (Order No. R2-2003-0035 Task 5);
- Completion of the Source Area Investigation Report (Order No. R2-2003-0035 Task 6);
- Completion and conditional approval of the Risk Assessment (Order No. R2-2003-0035 Task 8);
- Completion and conditional approval of the Remedial Investigation Report (Order No. R2-2003-0035 Task 9);
- The adoption of the RWQCB's *Amendment of Site Cleanup Requirements* (Order No. R2-2004-0081) on 14 September 2004; and
- Source area investigations have been conducted at two properties located off-site and upgradient from the Hookston Station project.

The *Amendment of Site Cleanup Requirements* (Order No. R2-2004-0081) modified Task 8 and revised the compliance date of Task 10 of the *Initial Site Cleanup Requirements* (Order No. R2-2003-0035). Task 8 was modified to include the preparation of a Baseline Human Health Risk Assessment and completion of additional indoor air sampling at select residences in the Colony Park neighborhood. Table 1 lists the tasks of both Orders and summarizes the status of each task.

Specific activities that have been completed for the Hookston Station site since the May 2003 CRP was published include the following:

- Installation of 35 additional ground water monitoring wells at the Hookston Station site and at locations in the mixed plume area (Colony Park neighborhood);
- Collection of more than 400 ground water samples for chemical analyses;
- Completion of three water well surveys;
- Removal of five private irrigation wells over the mixed plume area;
- Installation and sampling of 10 permanent soil vapor probes in the Colony Park neighborhood;
- Collection of indoor air samples from buildings on the Hookston Station property and from 16 private residences in the Colony Park neighborhood; and
- A public meeting was held on 20 June 2005.

3.0 COMMUNITY RELATIONS ACTIVITIES

The following section updates the community relations activities and timing of the activities for the site.

3.1 FACT SHEETS

Fact sheets have previously been distributed in February 2003, March 2004, July 2004, and May 2005. Additional fact sheets will be sent to the mailing list recipients at the following future project milestones:

- Adoption of the Baseline Risk Assessment; and
- Adoption of the Feasibility Study and Site Cleanup Standards.

The future fact sheets will be distributed to the recipients listed in Appendix A. Note that this list of recipients supercedes the list provided in Appendix B of the May 2003 CRP. Most of the addresses within the mailing list are proximal to the site and/or the downgradient mixed plume area. Some of the addresses included in Appendix A were obtained from attendees of previous public meetings (refer to Section 3.2). Updates to this list will occur on a continual basis. To be added to the mailing list for Hookston Station, please fill out the form provided in Appendix B and return to ERM at the address provided on the form.

3.2 PUBLIC MEETINGS

Three public meetings have already been conducted for the Hookston Station project. Another public meeting will be held once the Feasibility Study has been completed such that interested parties can submit their comments to the study and proposed cleanup standards prior to the RWQCB's approval of the document. Notices of this public meeting will be distributed to the recipients listed in Appendix A.

3.3 INFORMATION REPOSITORY

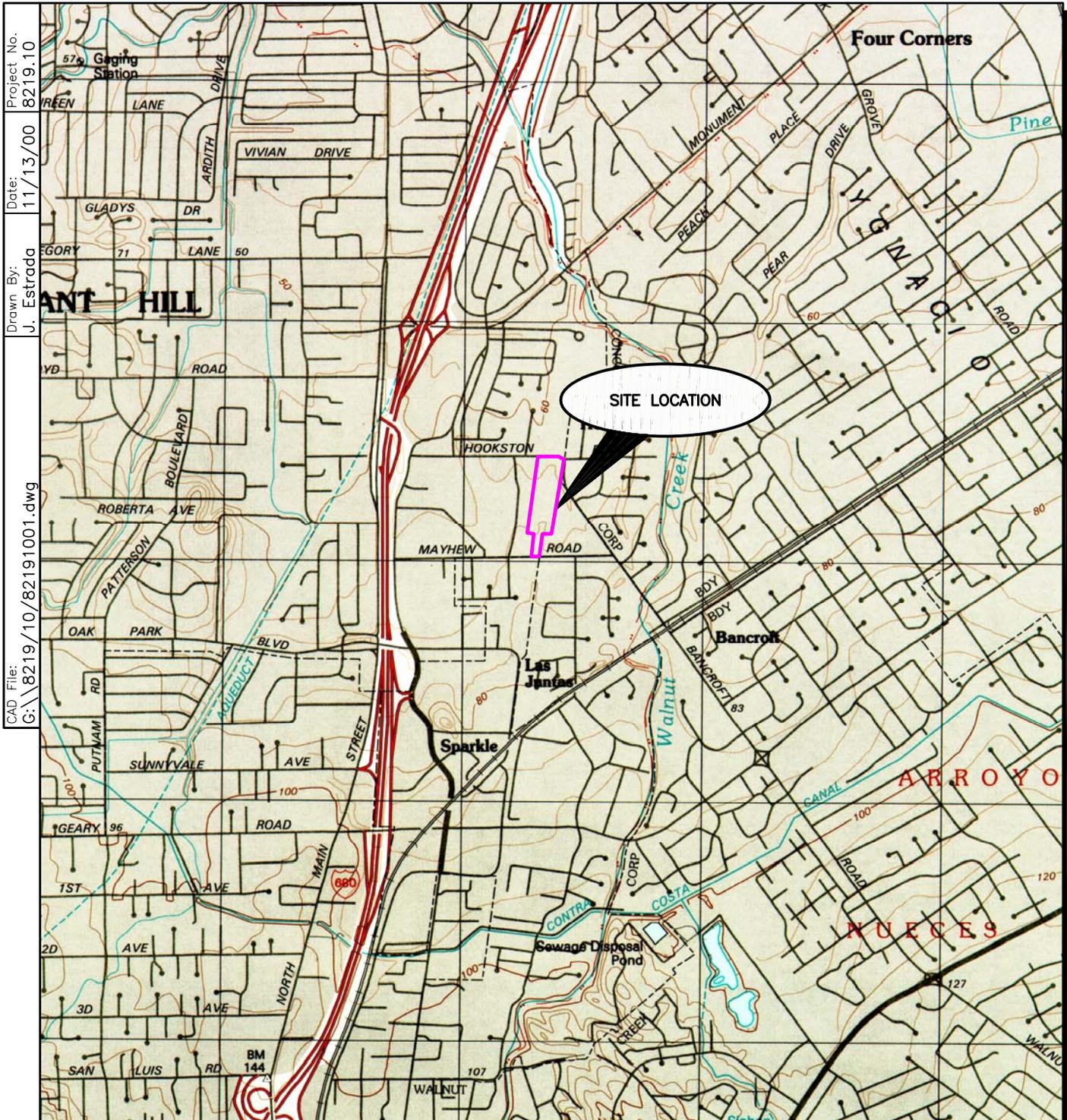
An Information Repository exists at the Pleasant Hill Public Library. The repository provides public access to information and documents related to the Hookston Station project. Information for the Hookston Station project can also be obtained from the RWQCB's GeoTracker web-site

(<http://www.geotracker.swrcb.ca.gov/>). Instructions for accessing Hookston Station documents on the GeoTracker web-site are provided in Appendix C.

3.4 *KEY PROJECT CONTACTS*

Appendix D lists the contact information for persons involved in the Hookston Station Project.

Figures



Project No. 8219.10
 Date: 11/13/00
 Drawn By: J. Estrada
 CAD File: C:\8219\10\82191001.dwg

SCALE 1: 24,000

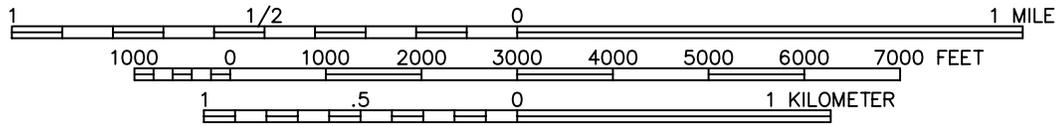


Figure 1
 Site Location Map
 Hookston Station Project
 Pleasant Hill, California

References:
 U.S.G.S. 7.5 Minute Series (Topographic Walnut Creek
 Quadrangle, California-Contra Costa Co.)
 Dated: 1993

Tables

*Table 1
Summary and Status of RWQCB Order Tasks
Hookston Station Project
Pleasant Hill, California*

RWQCB Order No.	Task No.	Description	Compliance Date	Status
2003-0035	1	Source Area Investigation Workplan	25 April 2003	Completed 25 April 2003, conditionally approved 27 May 2003, approved on 22 September 2003
2003-0035	2	Community Relations Plan	14 May 2003	Completed May 2003
2003-0035	3	Risk Assessment Workplan	14 May 2003	Completed 14 May 2003, updated 15 August 2003, conditionally approved 23 September 2003
2003-0035	4	Area Well Survey	28 May 2003	Completed 28 May 2003, updated 13 October 2003
2003-0035	5	Remedial Investigation Workplan	27 June 2003	Completed 15 August 2003***, approved 28 October 2003
2003-0035	6	Source Area Investigation Report/Interim Remedial Measures (IRMs) Workplan	15 August 2003/15 November 2003*	Completed 14 November 2003
2003-0035	7	Implementation of Source Area IRMs	Dependent upon Task 6	None required
2003-0035	8	New Risk Assessment	135 days after the approval of Task 3	Completed April 2004, conditionally approved 2 June 2004
2004-0081	8a	Indoor Air Sampling Workplan	15 October 2004	Completed 15 October 2004, approved 28 October 2004
2004-0081	8b	Baseline Human Health Risk Assessment	15 November 2004	Completed November 2004, Revised March 2005, pending RWQCB approval
2004-0081	8c	Indoor Air Sampling Report	15 February 2005	In progress - indoor air sampling scheduled for Summer 2005
2003-0035	9	Remedial Investigation Report	19 March 2004/ 16 August 2004**	Completed August 2004, conditionally approved 19 November 2004
2003-0035, 2004-0081	10	Feasibility Study and Proposed Cleanup Standards	13 August 2004, revised to 120 days after the approval of Task 8b	Waiting approval of Task 8b

Notes:

* The RWQCB approved a Compliance Date extension to 15 November 2003 for the submittal of the Source Area Investigation Report/IRMs Workplan.

** The RWQCB approved an extension to 16 August 2004 for the submittal of the Remedial Investigation Report.

*** Submittal of the Remedial Investigation Workplan was delayed from 27 June to 15 August 2003 due to the delayed approval of the Source Area Investigation Workplan

Appendix A
Mailing List

APPENDIX A - MAILING LIST

Community Contacts:

Mr. Todd Teachout
Development Engineer
City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523-3323
(tteachout@ci.pleasant-hill.ca.us) E-mail only

Mr. John Templeton
Transportation Manager
City of Concord
1455 Gasoline Alley
Concord, CA 94520
(Johnt@ci.concord.ca.us) E-mail only

Ms. Barbara Cook
Chief - Site Mitigation Unit
Department of Toxic Substances Control
700 Heinz Avenue, Building F, Suite 200
Berkeley, CA 94710-2721 Hard copy

Mr. Ron Block
Colony Park Neighbors Association
2451 Estand Way
Pleasant Hill, CA 94523
(rblock@blockenviron.com) Both

Mr. Steve Campbell
Assistant M&O Supervisor
Mt. Diablo Unified School District
1936 Carlotta Drive
Concord, CA 94519
(campbells@mdusd.k12.ca.us) E-mail only

Concord Residents:

1309-1330 Aberdeen Ct.

1310-1340 Baird Ct.

924-1218 Bancroft Rd.
100-1042 Bermuda Dr.
1260-1281 Bermuda Ct.
984-992 Bermuda Ct.
1310-1351 Edinburgh Ct.
1305-1313 Gragg Ln.
1310-1330 Hampshire Ct.
1000-1020 Hampton Dr.
1220-1331 Hookston Rd.
1250-1331 Mountbatten Ct.
1201-1289 St. Louis Dr.
920-933 St. Louis Dr.
1000-1043 Stimel Dr.
1210-1221 Stimel Ct.
950-991 Stimel Dr.
1310-1330 Strathmore Ct.
1200-1221 Thames Dr.
1260-1271 Trafalgar Ct.
1215-1298 Traud Dr.
1320-1351 Traud Ct.
1260-1270 Waterloo Ct.

Walnut Creek Residents:

225 #1 - 225 #9 Mayhew Way

401-411 Mayhew Way

Non-resident Property Owners:

In addition to parcel addresses shown here, distribution of fact sheets or meeting notices includes over 75 non-resident property owners identified through the Contra Costa County Assessor.

Mailing List Questions?

To confirm that you are on the mailing list, please mail in the form provided in Appendix B.

Appendix B
Request Form for Mailing List

Mailing List Form

To join the Hookston Station mailing list and have information mailed directly to you, please fill out the form below and mail to:

ERM
Attn: Kimberly Lake
1777 Botelho Drive, Suite 260
Walnut Creek, CA 94596

Please add me to the Hookston Station mailing list.

Name

Address

City

State

Zip Code

Phone Number

e-mail address

Appendix C
Instructions for Accessing the
RWQCB GeoTracker Web-Site

APPENDIX C - INSTRUCTIONS FOR THE RWQCB'S GEOTRACKER WEB-SITE

Project information, such as investigation reports for Hookston Station and other nearby properties (non-Hookston sites), can be obtained from the RWQCB's GeoTracker web-site. The GeoTracker web-site contains project information for various sites throughout the state of California that are under the regulatory oversight of the RWQCB.

In order to access this information, you will need a computer with internet access. To obtain Hookston Station project information from GeoTracker, follow the steps listed below:

- 1) Log on to the RWQCB's GeoTracker home page at:
<http://www.geotracker.swrcb.ca.gov/>
- 2) Click on the "Site/Facility Finder" link
- 3) Enter "SL601392782" in the Global ID box
- 4) Select "Search for SLIC Sites"
- 5) Click "Search Records"
- 6) The SLIC Search Results for the Hookston Station Site will show up. Click "report" to obtain Hookston Station project information.
- 7) Click "Site Documents" to view the Hookston Station reports and documents that are available on GeoTracker.

Additional information for sites near the Hookston Station project can be obtained from the GeoTracker web-site by following the steps listed below:

- 8) Follow Steps 1 and 2 above
- 9) Type "Pleasant Hill", "Walnut Creek", or "Concord" in the city box to view sites within these cities.
- 10) Select "Search for SLIC Sites"
- 11) Click "Search Records"

- 12) The SLIC Search Results for the city searched will show up. Click “report” for the site about which you wish to obtain information.
- 13) Click “Site Documents” to view the reports and documents that are available for that site on GeoTracker.

Appendix D
Contact Information for Key
Project Personnel

APPENDIX D - CONTACT INFORMATION FOR KEY PROJECT PERSONNEL

Regional Water Quality Control Board

George Leyva
Project Manager
1515 Clay Street, Suite 1400
Oakland, CA 94612
Tel: (510) 622-2379
Main: (510) 622-2300
Fax: (510) 622-2460
GLeyva@waterboards.ca.gov

Chuck Headlee
Section Leader
1515 Clay Street, Suite 1400
Oakland, CA 94612
Tel: (510) 622-2433
Main: (510) 622-2300
Fax: (510) 622-2460
CHeadlee@waterboards.ca.gov

Stephen Hill
Division Chief, Toxics Cleanup Division
1515 Clay Street, Suite 1400
Oakland, CA 94612
Tel: (510) 622-2361
Main: (510) 622-2300
Fax: (510) 622-2460
Shill@waterboards.ca.gov

Project Contacts

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Union Pacific Railroad Company
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San Francisco, CA 94105
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Dan Helix
Propert Owner
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anye@cteh.com