

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J KEARS, Agency Director



RECEIVED

2:40 pm, Aug 11, 2009

Alameda County
Environmental Health

RO# 64

January 16, 1998

Mr. Jerry Tidwell
Pepsi-Cola Corporation
29000 Hesperian Blvd.
Hayward, California 94545

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: Former New Century Beverage Company (STID #1777)
1155 Park Avenue, Emeryville, CA 94608
1150

Dear Mr. Tidwell:

This agency has reviewed the Risk-Based Corrective Action (RBCA) Evaluation dated December 9, 1996, Addendum to RBCA Evaluation dated August 4, 1997 and Site-Wide Risk Management Plan dated August 4, 1997 prepared by Weiss Associates for the subject site. These reports were submitted to support case closure recommendation related to releases associated with the two underground storage tanks removed at the site. These documents discussed in detail the investigation and remediation activities conducted at the site and include the historical soil and groundwater data and human health risk evaluation of soil and groundwater contaminants. The Site-Wide Risk Management Plan (RMP) briefly described construction management plan, health and safety plan, mitigation measures to prevent future vertical conduits, controls to prevent migration of pollution and site development. As mentioned in the RMP, specific site management controls were not included because the proposed plan for future development of the site is not known at this time. It is also my understanding that there is a pending property transaction for this site.

This agency and the San Francisco Bay Regional Water Quality Control Board have evaluated the historical data collected for the referenced site. Both agencies agreed that the site is a low risk site and can be closed with an approved Long-Term Site Management Plan. Due to the complex nature of ownership and agreements between owners and tenants at this site, case closure related to the former underground storage tanks is acceptable provided the following conditions are met:

- 1) The Site Management Plan must be maintained for implementation at the site. Specific site management controls must be submitted prior to development and construction activities at the site.
- 2) Assurance that the site management plan will be maintained in the future, including a letter from responsible parties involved with the property outlining the process of deed notification.
- 3) A copy of the recorded deed notice should be submitted to this office and City of Emeryville Planning and Building Department.
- 4) Appropriate measures must be taken to handle any contaminated soil or groundwater which is excavated during redevelopment of the site.

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At this time, no groundwater monitoring is required. The fourteen groundwater monitoring wells (on-site and off-site) must be properly decommissioned prior to future constructions activities at the subject property. A copy of the well abandonment report should be submitted to this office.

Please submit your response to the four issues mentioned above in a timely fashion since case closure for UST sites will include preparation of case closure summary document, approval of closure summary by two in-house LOP staffs, approval of closure summary by RWQCB staff, closure of wells, documentation of well abandonment, and issuance of the final closure letter "Remedial Action Completion Certification" for the site.

If you have any questions regarding this letter, please contact me at (510) 567-6780

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Protection Division / SH/ files
Stephen Hill, San Francisco Bay RWQCB
Stephen Morse, San Francisco Bay RWQCB
Ravi Arulanantham, San Francisco Bay RWQCB
George Warren, City of Emeryville Fire Department
Carolyn Atwood, Weiss Associates, 5500 Shellmound Street, Emeryville, CA 94608
Raymond Plock, 28 Craig Avenue, Piedmont, CA 94608
Thomas Peacock, LOP Program Manager