Weiss Associates Environmental Science, Engineering and Management
5801 Christie Avenue, Suite 600, Emeryville, CA 94608-1939 Fax: 510-547-5043 Phone: 510-450-6000

RECEIVED
2:36 pm, Aug 11, 2009
Alameda County
Environmental Health

July 28, 2009

Ms. Barbara J. Jakub, P.G.
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RE: Former New Century Beverage Plant
1150 Park Avenue
Emeryville, California 94608
ACEH Fuel Leak Case #RO0000064
Geotracker Global ID #T060010011
WA Job #14-1882-02

Dear Ms. Jakub:

On behalf of The Pepsi Bottling Group (PBG), this letter presents information requested during a meeting on March 19, 2009 between Alameda County Environmental Health (ACEH) and representatives of PBG, the former owner of the New Century Beverage (NCB) site referenced above (Figure 1). The NCB site is now owned by Pixar Animation Studios. The meeting purpose was to discuss ACEH's request[1] for additional site investigation of an underground fuel tank (UST) release at the former plant that was investigated and remediated in the 1990s. Based on the information collected, this letter also requests a no further action letter from your agency for the former UST.

INFORMATION REQUESTED IN MARCH 2009 MEETING

Our responses to your requests for the additional information are provided below.

Map of Former Site Boundaries. During the meeting, we summarized that the NCB site and adjacent properties were sold and re-parceled after PBG sold the site in 1995 to facilitate redevelopment of the area. Consequently, different portions of the former NCB site have been owned by different entities. Some of these entities prepared ACEH-approved human health risk assessments and/or risk management plans for their properties, including the portions that previously comprised the NCB site. These documents are associated with other ACEH case files and apparently have not been linked to the former NCB site in ACEH's file system. Figure 2 depicts the approximate locations of property boundaries established since 1995 in relation to the original NCB site.

Additional Case Documents: ACEH acknowledged that the requests made in its November 5, 2008 letter were not based on a complete case file during the March meeting. In an attempt to assist in

[1] Letter from Ms. Barbara J. Jakub, P.G., ACEH Hazardous Materials Specialist addressed to Mr. Chester G. Grywczynski of Pepsi Bottling Group, Inc.; Mr. Jerry Tidwell of New Century Beverages; and Mr. Tim Havel of Kaiser Foundation Hospitals, November 5, 2008, 4 pp.

completing ACEH's case file, PBG has uploaded copies of the following documents to ACEH's ftp site:

- *Case Closure Review and Well Abandonment Request* letter from the ACEH that approved the proposal to abandon the site monitoring wells and stated that the ACEH would review the site for case closure. Letter dated January 16, 1998.

- Letter from ACEH Hazardous Materials Specialist Susan Hugo to Mr. Tom Carlisle of Pixar Animation Studios that approved the *Final Risk Management Plan for Pixar Village*, dated May 18, 1998.

- Letter from ACEH Hazardous Materials Specialist Susan Hugo to Mr. Ron Gerber of the Emeryville Redevelopment Agency that approved the *Human Health Risk Assessment for the Proposed Emeryville Village Center*, which encompassed a portion of the former NCB site. Letter dated December 9, 1999.

- *Risk Management Plan Addendum for Phase II Development, Pixar Animation Studios*, prepared by Erler & Kalinowski, Inc. and submitted in September 2004. Appendix A of this document contains the *Final Risk Management Plan for Pixar Village*, prepared by Erler & Kalinowski, Inc., dated April 7, 1998.

- *Risk Management Plan Addendum No. 2 for Phase II Development, Pixar Animation Studios*, prepared by Erler & Kalinowski, Inc. and submitted in September 30, 2008.

- Letter from RWQCB Executive Office Bruce H. Wolfe to Mr. Tom Carlisle of Pixar Animation Studios that approved Addendum No. 2 of the RMP, dated January 28, 2009.

Map Showing All NCB Site Borings: ACEH requested a single map that shows the location of all borings advanced on the NCB site. Figure 3 presents the locations of 107 soil borings that PBG advanced and 14 groundwater monitoring wells that PBG installed to investigate potential chemical source areas related to NCB's operations.

Cross-Section Near Remedial Excavation for UST #1: A cross-section of the subsurface from former monitoring well MW-8 to the remedial excavation for UST#1 is presented in Figure 4, and the location of the section is shown on Figure 3. The purpose of the cross-section is to demonstrate that the remedial excavation of UST #1 was not intended to remove all hydrocarbon-impacted soil. The remediation objective was to remove "impacted unsaturated soil."[2] Thus, soil samples from 10 feet deep in boring B-48 and from 10 feet deep in boring B-40, which contained 1.5 and 1.7 milligrams per kilogram (mg/kg) benzene, respectively, were not remediated, as these locations were below the highest water table measured in adjacent monitoring wells.

Geotechnical Data for Backfill of Remedial Excavation: Attachment A includes a copy of the *Results of Soil Compaction Testing*, prepared by G.W. Materials Testing. This document confirms that "sandy, gravelly clay" was backfilled in the tankpit after the July 1994 removal of UST #1, and

[2] *Remedial Action Plan for the New Century Beverage Company Facility, 1150 Park Avenue, Emeryville, California*, prepared by Weiss Associates for New Century Beverage Company, January 27, 1995.

that the backfill was compacted to a minimum density of 90% relative compaction. No geotechnical data was found for the soil backfilled into the remedial excavation that occurred south of the UST tankpit in October 1995.

REQUEST FOR NO FURTHER ACTION

In our meeting, we discussed that potential human health risks due to residual hydrocarbons from the UST release are likely managed by Pixar's Risk Management Plan (RMP), which your agency and the Regional Water Quality Control Board approved.[3] Since our meeting, Weiss Associates has obtained a copy of the RMP, two addenda, and a RWQCB approval letter for the second addendum and have confirmed that the RMP does in fact address the UST. We have uploaded these documents to your agency's ftp site and have confirmed with RWQCB caseworker Mr. Mark Johnson that the RWQCB is monitoring current site construction and long-term site management activities in accordance with the RMP.

PBG is satisfied that the RWQCB's oversight of the property owner's RMP adequately addresses potential current and future risks associated with the UST. On behalf of PBG, we respectfully request that the ACEH provide a letter that rescinds its November 5, 2008 letter and states that the ACEH does not require any further action by PBG in regards to the ACEH's oversight of this UST.

I trust this letter satisfies your requests. Please call Mr. Ray Plock at (510) 655-7343 or me at (510) 450-6143 if you have any questions or comments.

Sincerely,

Thomas Fojut, P.E., P.G., C.Hg.
Project Manager

cc: Ms. Donna Drogos, P.E., Alameda County Environmental Health
Mr. Mark Detterman, Alameda County Environmental Health
Mr. Mark Johnson, Regional Water Quality Control Board
Mr. Tom Carlisle, Pixar Animation Studios
Mr. Ron Gerber, Emeryville Redevelopment Agency
Mr. Ray Plock, P.E., Raymond Plock & Associates
Ms. Wendy Smith, Pepsi Bottling Group
Mr. Paul Wilson, Pepsi Bottling Group

[3] Letter from Ms. Susan L. Hugo, ACEH Hazardous Materials Specialist addressed to Mr. Tom Carlisle of Pixar Animation Studios, cosigned by Mr. Ravi Arulanantham, RWQCB Staff Toxicologist, May 18, 1998, 1 pp.

FIGURES

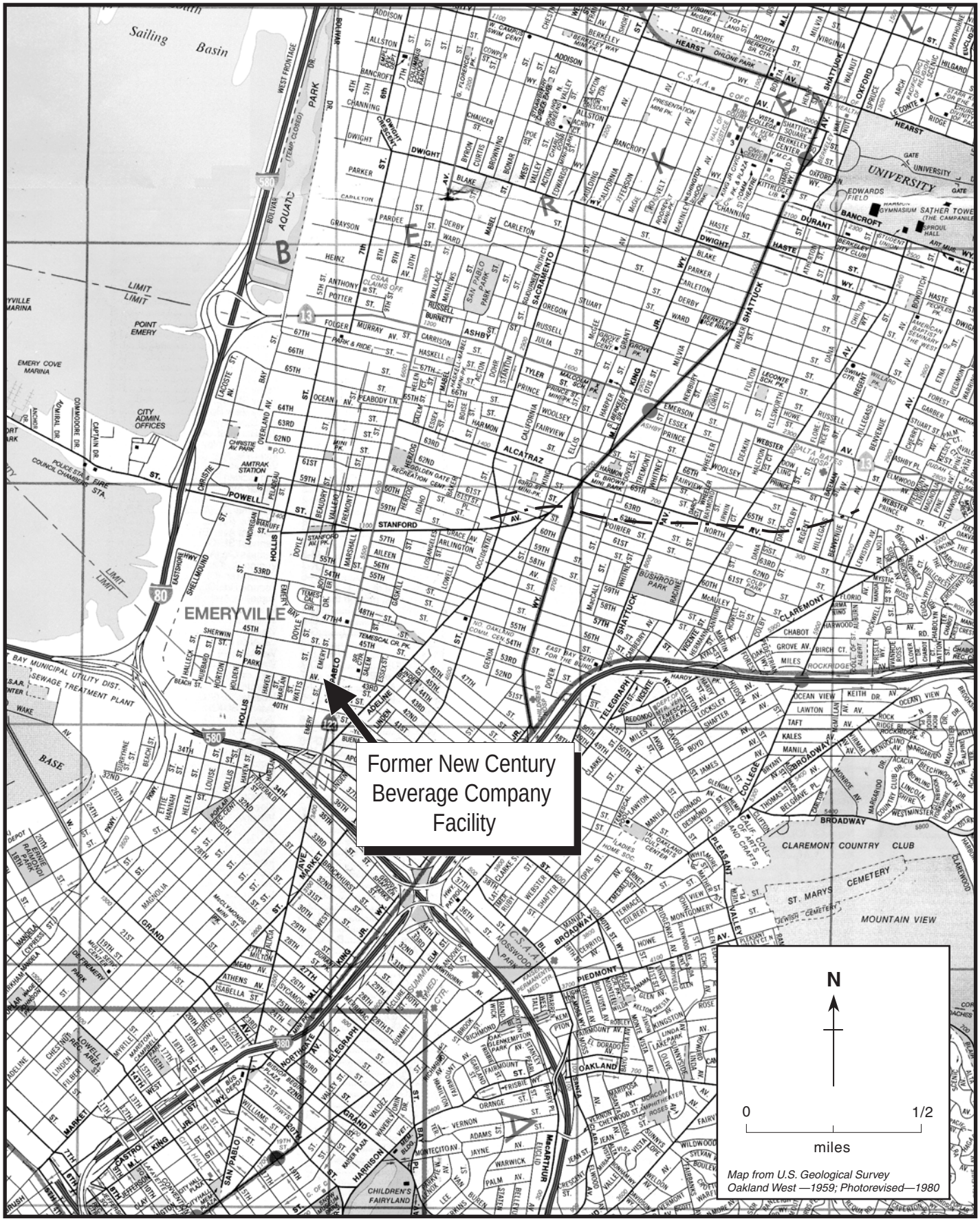


Figure 1. Site Vicinity Map—Former New Century Beverage Company Facility, 1150 Park Avenue, Emeryville, California

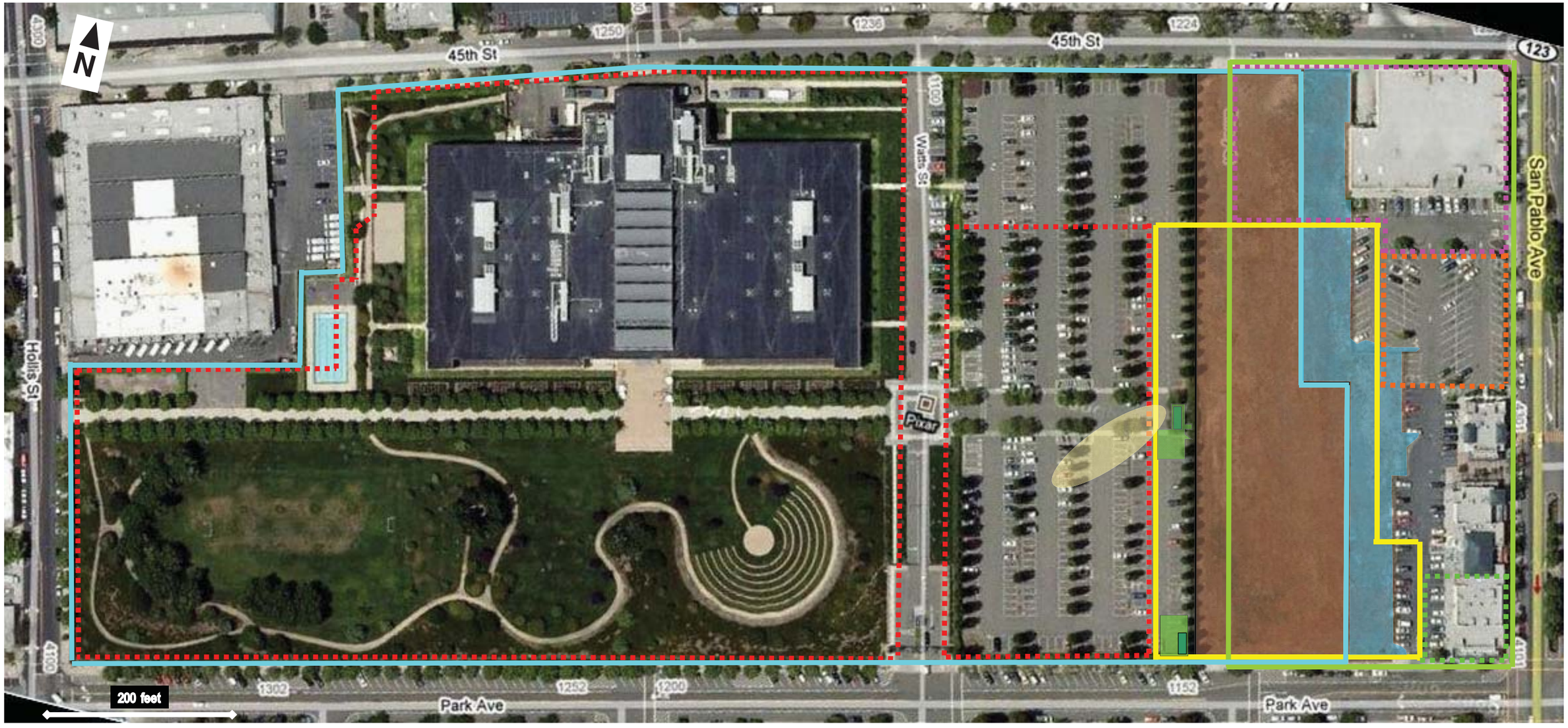
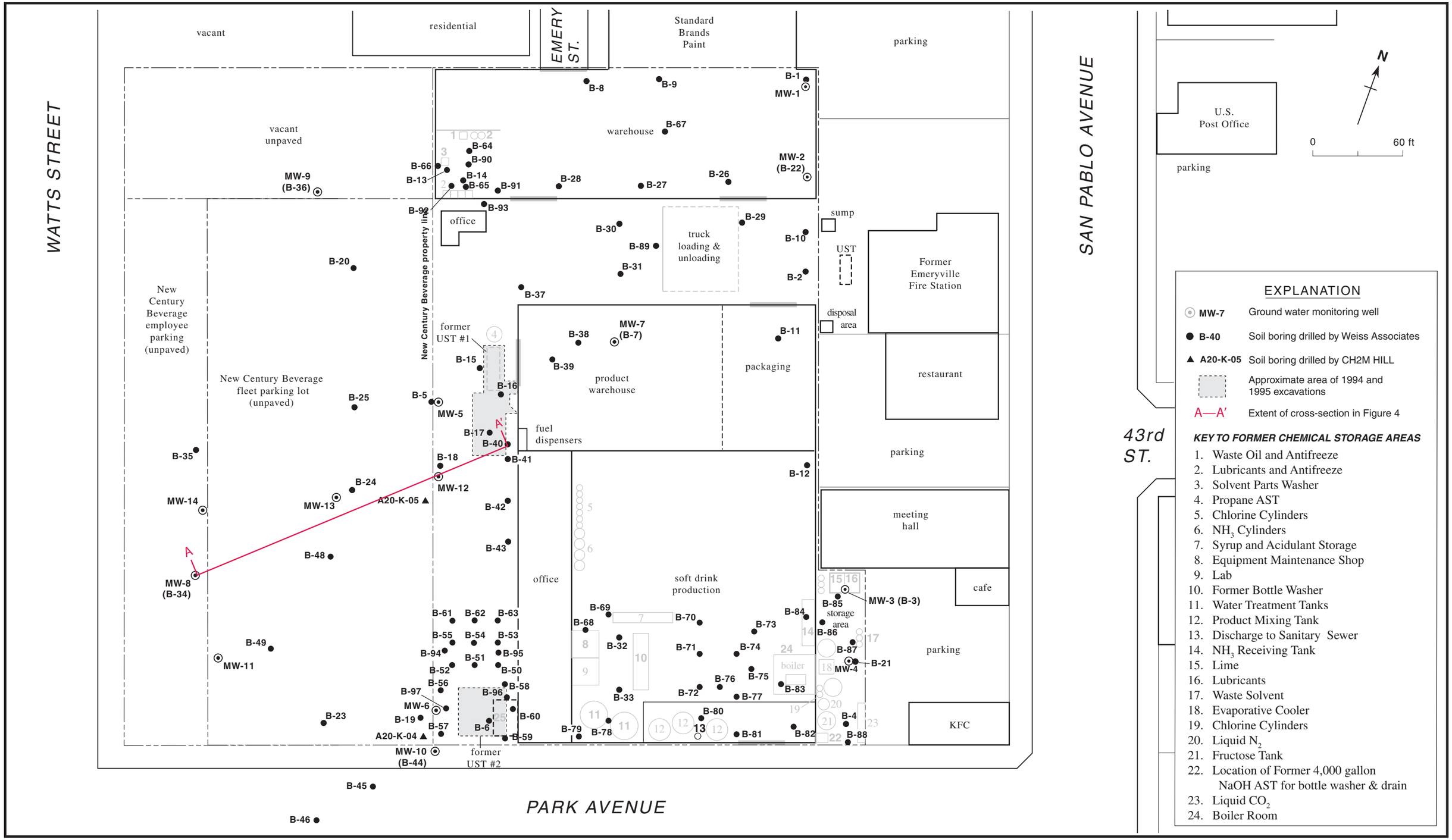


Figure 2. Former and Current Property Boundaries for the Site and Adjacent Properties—Former New Century Beverage Company Plant, 1150 Park Avenue, Emeryville, California



EXPLANATION

- MW-7 — Ground water monitoring well
- B-40 — Soil boring drilled by Weiss Associates
- A20-K-05 — Soil boring drilled by CH2M HILL
- Approximate area of 1994 and 1995 excavations
- A—A′ — Extent of cross-section in Figure 4

KEY TO FORMER CHEMICAL STORAGE AREAS

1. Waste Oil and Antifreeze
2. Lubricants and Antifreeze
3. Solvent Parts Washer
4. Propane AST
5. Chlorine Cylinders
6. NH_3 Cylinders
7. Syrup and Acidulant Storage
8. Equipment Maintenance Shop
9. Lab
10. Former Bottle Washer
11. Water Treatment Tanks
12. Product Mixing Tank
13. Discharge to Sanitary Sewer
14. NH_3 Receiving Tank
15. Lime
16. Lubricants
17. Waste Solvent
18. Evaporative Cooler
19. Chlorine Cylinders
20. Liquid N_2
21. Fructose Tank
22. Location of Former 4,000 gallon NaOH AST for bottle washer & drain
23. Liquid CO_2
24. Boiler Room

Figure 3. Ground Water Monitoring Well and Soil Boring Locations, Former New Century Beverage Company Facility, 1150 Park Avenue, Emeryville, California

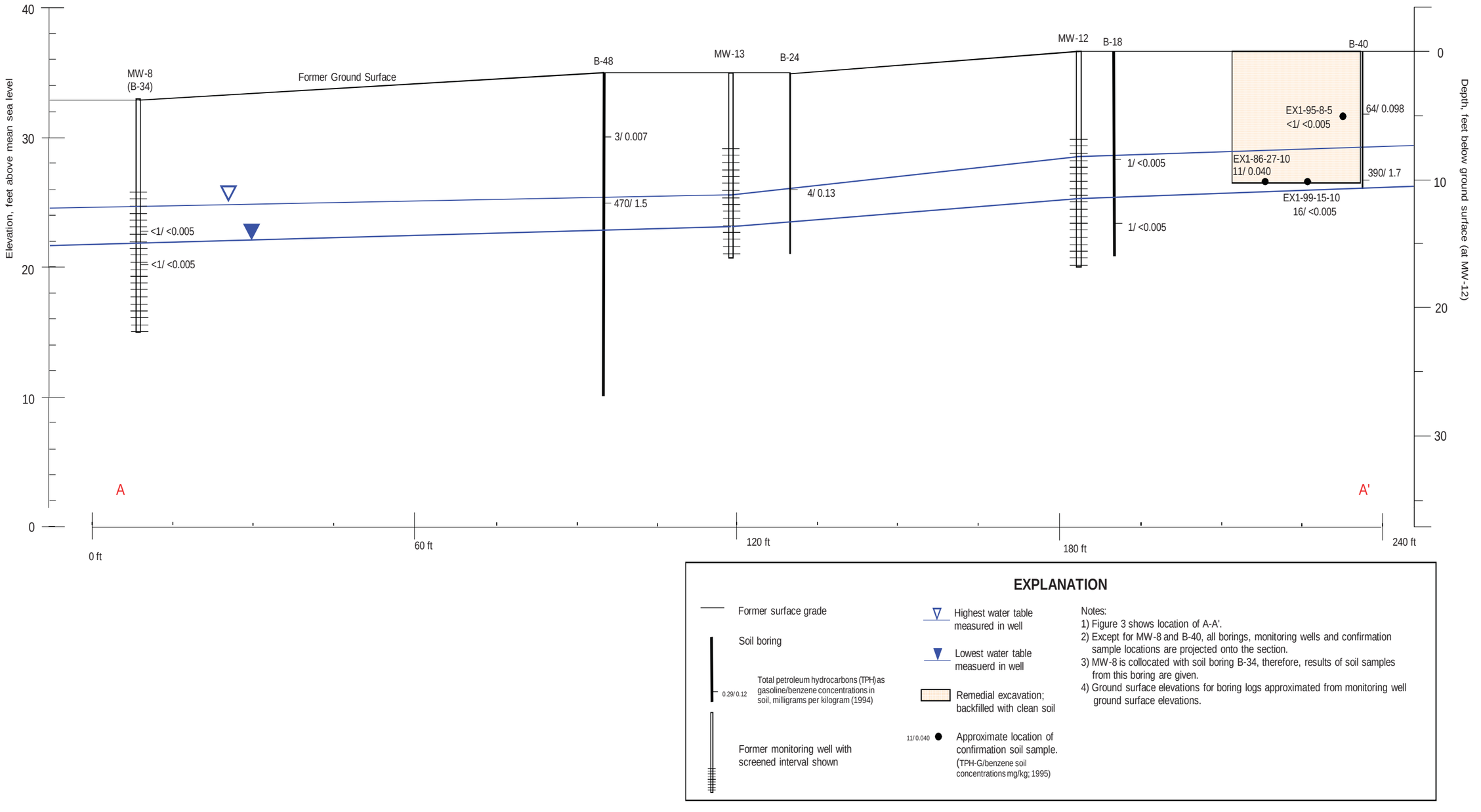


Figure 4. A-A' Cross-Section, Former New Century Beverage Company, 1150 Park Avenue, Emeryville, California

ATTACHMENT A
RESULTS OF SOIL COMPACTION TESTING

G.W. Materials Testing

567 EXCHANGE COURT LIVERMORE, CA 94550 (510) 447-2484 FAX (510) 447-4145

File No. 94271
August 18,1994

Golden West Environmental Services
567 Exchange Court
Livermore, California 94550

Attention: Rick Henderson:

Subject: Pepsi Bottling
1150 Park Avenue
Emeryville, California

Results of Soil Compaction Testing

Dear Mr. Henderson:

An engineering technician from our firm has performed the requested soil compaction testing on imported material which was placed in an excavation as indicated on the attached pages. These tests were taken with a nuclear soil moisture/density gauge following ASTM D2922 test procedure. The laboratory maximum density was performed in accordance with ASTM 1557.

Where tests were below the required 90% relative compaction, additional effort was made until the required compaction was achieved. The test results indicate that this compaction requirement has been met. The results of the field and laboratory maximum density tests as well as the location of the excavations are shown on the attached pages.

The opinions and conclusions expressed in this letter, which are constrained by the scope of work performed, are based solely on the review of published information and on the analysis of field and laboratory data; subsurface exploration and environmental investigation were beyond the scope of the services provided. It is possible that future additional work of subsurface information may modify the conclusions of this letter.

The opinions and conclusions presented in this letter are made in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties either expressed or implied.

If you have any questions regarding this letter, please contact me and I remain...

Very truly yours,

D. Bailey Neff

D. Bailey Neff
Civil Engineer

File No. 94271
August 18, 1994

TABLE 1

SUMMARY OF LABORATORY COMPACTION

Sample No.	Source & Description	Max dry density p.c.f.	Optimum moist. % dry wt.
1	Import: Livermore Brown, sandy, gravelly clay	124.0	11.5
2	Import: American Rock Baserock	125.0	12.0

Nomenclature

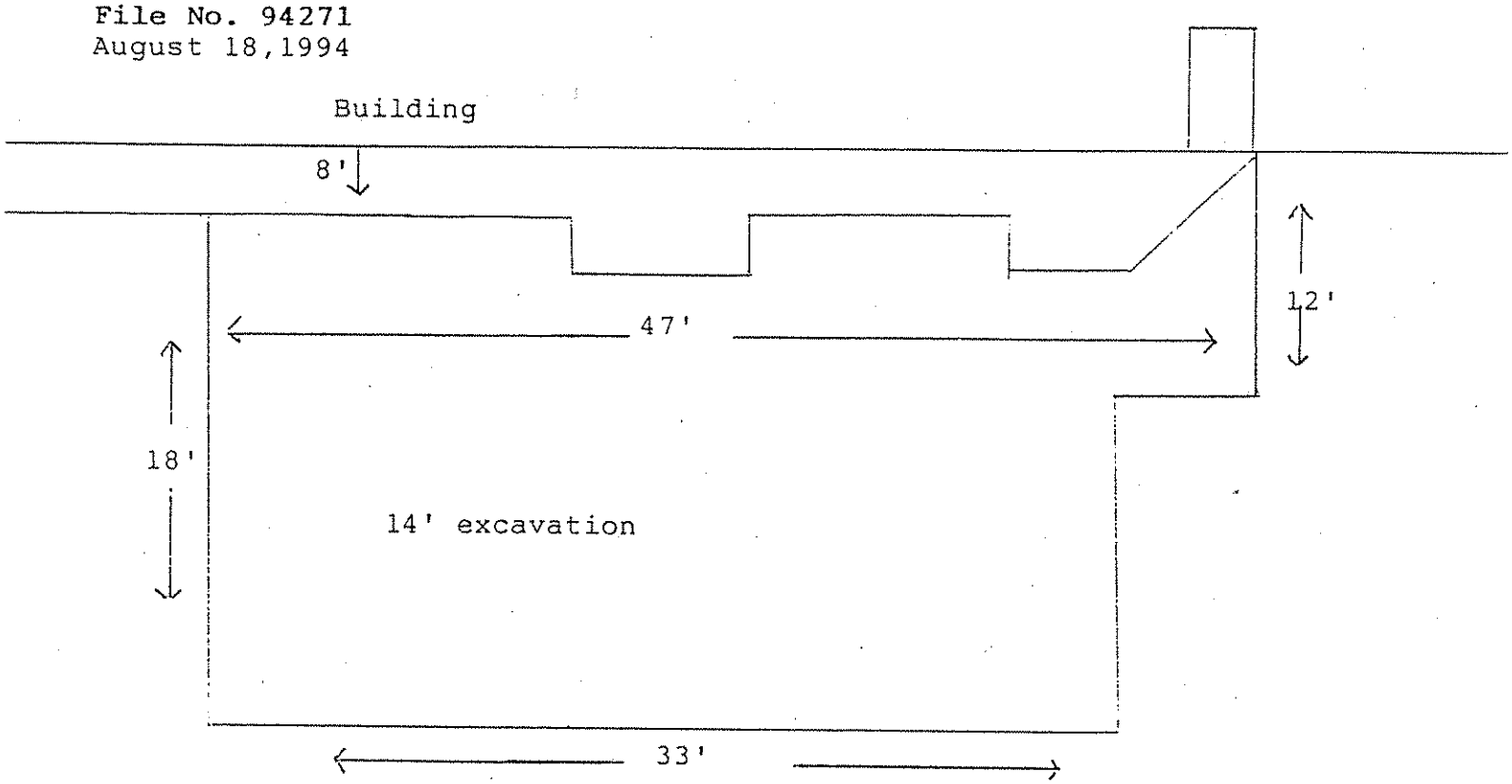
File No. 94271
August 18, 1994

SG-subgrade
EG-existing grade
FG-finished grade
AB-aggregate base

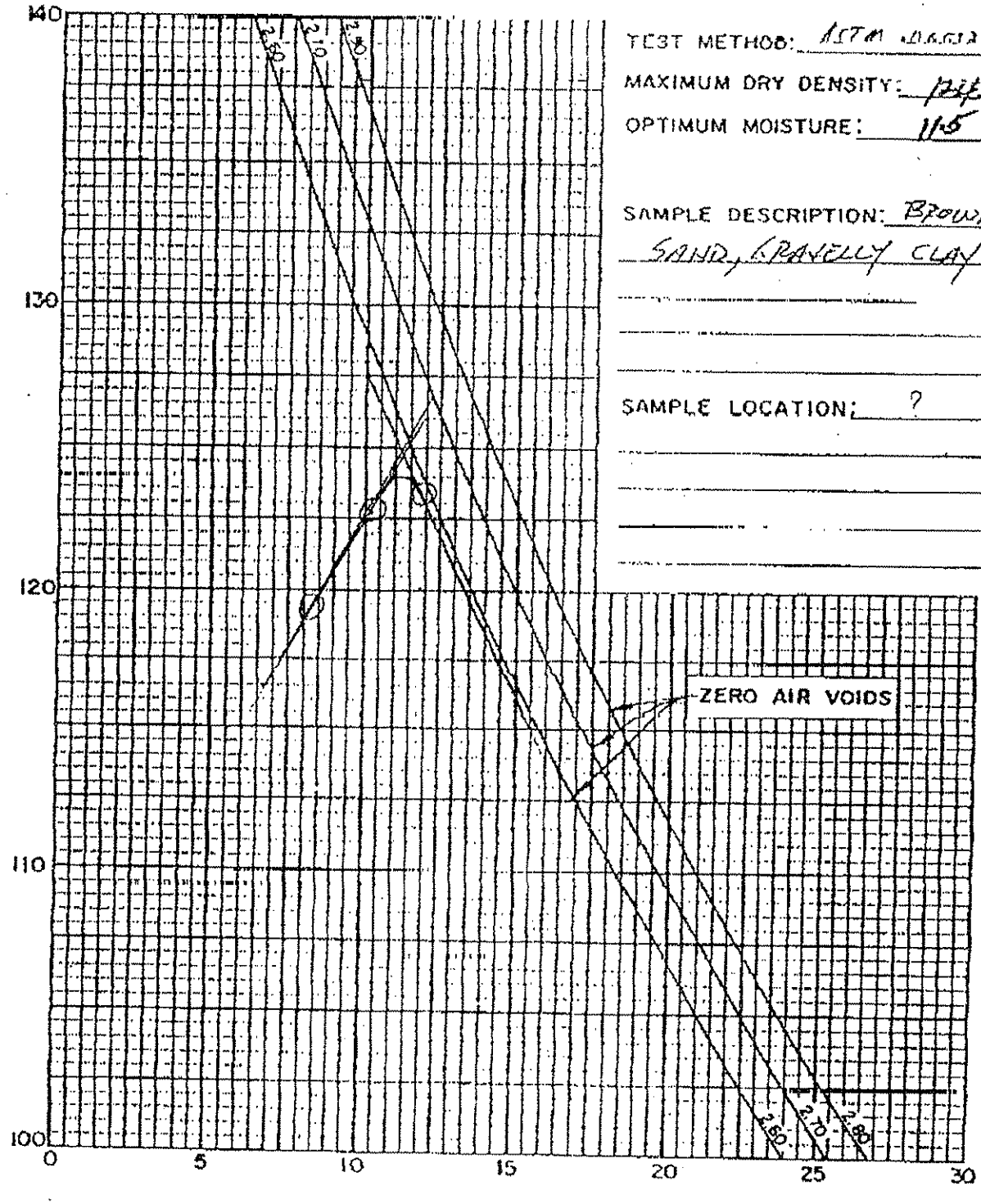
F denotes failing test
R denotes retest

Test No.	Date 1994	Test location	Elevation FT.	Dry Density p.c.f	Moisture %dry wt.	Rel. Comp. % of Max.	Sample No.
1	8/10	center	-8	115.9	13.27	93	1
2F	8/10	north	-7	104.1	12.51	83	1
3R	8/10	north	-7	112.1	8.62	90	1
4	8/10	west	-6	111.9	11.76	90	1
5	8/10	south	-5	111.7	10.58	90	1
6	8/10	west	-4	114.5	13.60	92	1
7	8/10	east	-3	116.9	12.88	94	1
8	8/10	center	-2	117.9	12.34	95	1
9	8/10	north	-1	114.8	11.17	91	2
10	8/10	center	-1	120.4	9.73	96	2
11	8/10	south	-1	115.3	10.02	92	2

File No. 94271
August 18,1994



JOB: P94627.Y
DATE: 8/9/94
FIGURE:



TEST METHOD: ASTM D698 A
MAXIMUM DRY DENSITY: 124.0 PCF
OPTIMUM MOISTURE: 11.5 %

SAMPLE DESCRIPTION: BROWN, SANDY, GRAVELLY CLAY

SAMPLE LOCATION: ?

BSK & Associates

Sampled: 8/9/94

BSK & Associates, Geotechnical Consultants

PROCTOR COMPACTION TEST

PROJECT Golden West Environmental Job #94-271 JOB 94027.X

SOIL DESCRIPTION Brown, Sandy, Gravelly Clay DATE 8/9/94

LOCATION Job 94271 TESTED BY [illegible]

BORING # _____ SAMPLE # _____ DEPTH _____ SPECIFIC GRAVITY _____

COMPACTION TYPE ASTM D1557 ✓

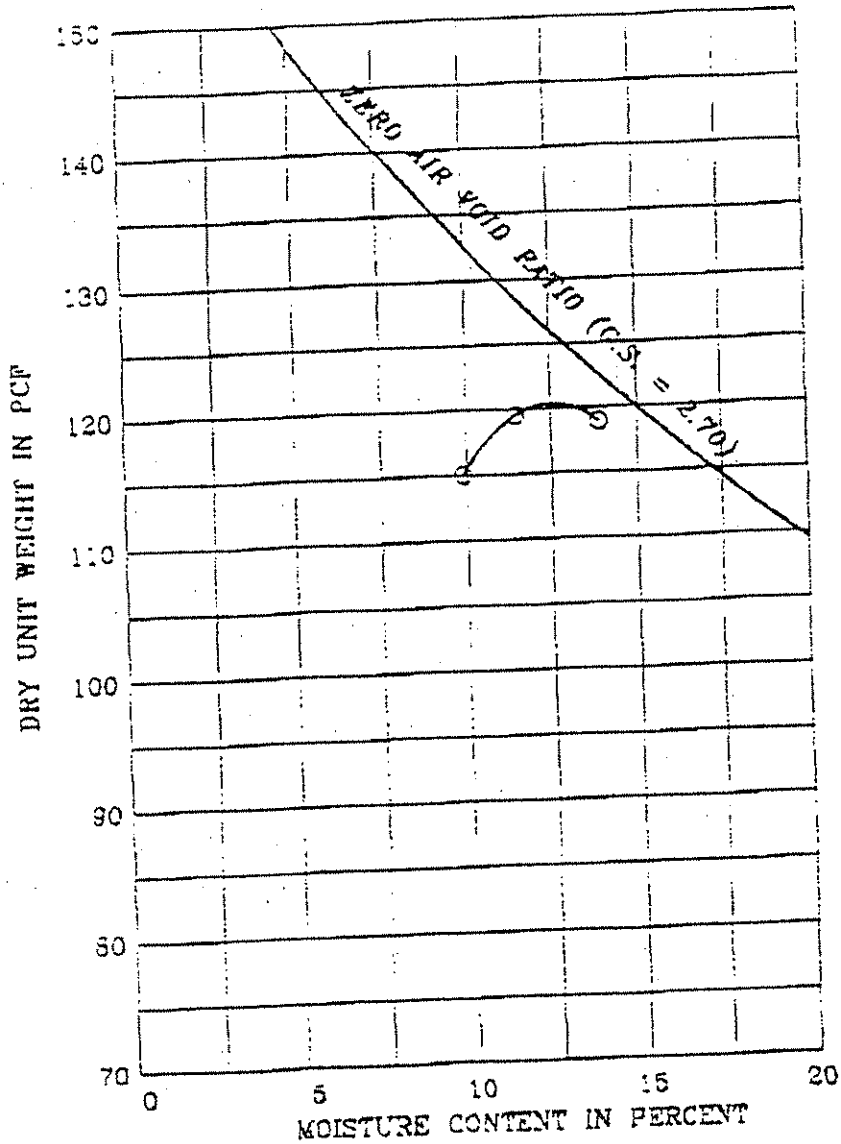
BLOWS PER LAYER 25 NO. LAYERS 5 HT. DROP (INS) 18"

WT. TAMPING ROD (lbs) 10 VOL. CYLINDER (Cu Ft) 1/30 WT. CYL. (lbs) 20.4

TEST NUMBER	1	2	3	4	5	6
DENSITY DETERMINATION						
WATER ADDED (cc)	0	100	200			
WT. CYL. + WET SOIL (lbs)	4.000	4.076	4.133			
WEIGHT OF CYLINDER (lbs)	20.4	20.4	20.4			
WEIGHT OF WET SOIL (lbs)	1.36	2.011	2.088			
WET DENSITY (pcf)	129.3	135.0	138.1			
DRY DENSITY (pcf)	119.4	122.6	123.4			
MOISTURE DETERMINATION						
WT. DISH + WET SOIL (gm)						383.
WT. DISH + DRY SOIL (gm)						274.
WEIGHT OF WATER (gm)						29.4
WT. DISH + DRY SOIL (gm)						
WEIGHT OF DISH (gm)						
WEIGHT OF DRY SOIL (gm)						
MOISTURE CONTENT (%)	8.3	10.1	11.9			8.3
MIX CALCULATIONS						
INITIAL WET WEIGHT (lbs)						
CORE DRY WEIGHT (lbs)						
MOISTURE IN SAMPLE (lbs)						
MOISTURE DESIRED (%)						
CALC. MOIST. = CORE DRY WEIGHT x % (lbs)						
MOISTURE IN SAMPLE (lbs)						
WATER ADDED (lbs)						
WATER ADDED = POUNDS x 453 (cc)						

COMMENTS:

FORM 102 (Rev. 2)



SYMBOL	SAMPLE LOCATION	DEPTH (ft)	DESCRIPTION	TEST METHOD	OPTIMUM MOISTURE (%)	MAXIMUM DRY DENSITY (pcf)
O	Native	Surface	Brown Calvey, SILT	ASTM D-1557	12.8	120.3

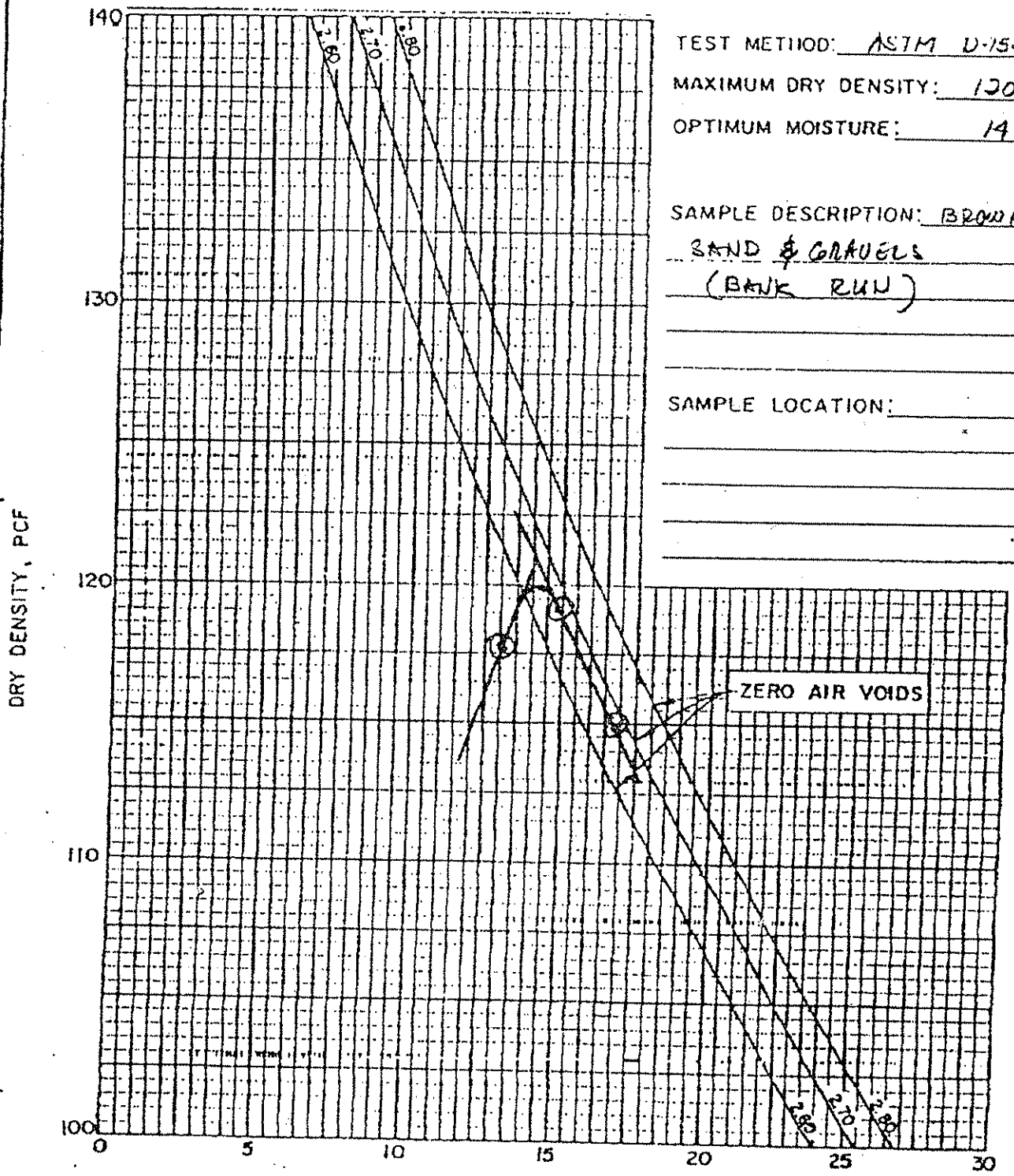
Remark : Exchange Court, Livermore

Project No.M111-01 | Jilco Inc., Pipe Fabrication Facility

Justiniano & Associates | COMPACTION TEST | Figure No. 1

American Rock Richmond

JOB: P94027.2
DATE: 2/3/94
FIGURE:



TEST METHOD: ASTM D-1557 + C"
MAXIMUM DRY DENSITY: 120.0 PC
OPTIMUM MOISTURE: 14.0 %

SAMPLE DESCRIPTION: BROWN CLAYEY SAND & GRAVELS (BANK RUN)

SAMPLE LOCATION: