



Sent 11-8-99
Including cc's

R064

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

November 5, 1999

Mr. Chester G. Grywczynski
Pepsi Bottling Group, Inc.
5000 Hopyard Road, Suite 270
Pleasanton, California 94588

**RE: Former New Century Beverage (Pepsi-Cola) Company (STID # 1777)
1150 Park Avenue, Emeryville, California 94608**

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Grywczynski:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION
Re: 1150 Park Avenue, Emeryville, CA
November 5, 1999
Page 2 of 2

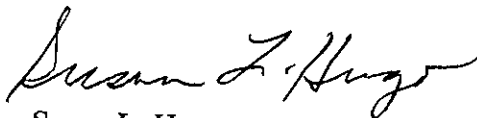
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6780 should you have any questions about the content of this letter.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
Raymond Plock, 28 Craig Avenue, Piedmont, California 94611-3702 (with attachments)
SH / files

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(*Site Name and Address*)

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



✓ RO # 64 (1150 Park Ave)

RO # 2810 (1250 Park Ave)

May 18, 1998

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Tom Carlisle
Pixar Animation Studios
1001 West Cutting Blvd.
Richmond, California 94804

**Subject: Final Risk Management Plan for Pixar Village, Emeryville, California
(SLIC # 6567)**

Dear Mr. Carlisle:

This agency and the San Francisco Bay Regional Water Quality Control Board (RWQCB) have reviewed the **Final Risk Management Plan (RMP) for Pixar Village**, dated April 7, 1998, prepared and submitted by Eler and Kalinowski, Inc. (EKI). The subject site is located at 4204 Hollis Street and 1150 and 1250 Park Avenue in Emeryville, California. The RMP includes a description of the site history, summary of the residual chemicals of concern in soil and groundwater and describes the short-term and long-term risk management plans to be taken during and after Pixar's planned development of the subject site. The final RMP addressed issues of concern this office and RWQCB have regarding the draft RMP dated January 22, 1998.

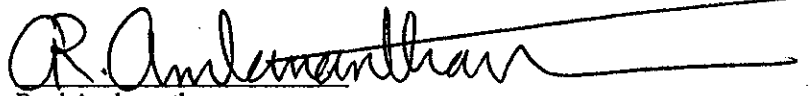
This agency and the RWQCB concur with the general scope of the RMP. Based on the information provided to this office and the RWQCB, it appears that the RMP comprehensively addresses the human health and environmental issues during construction and after completion of the planned development at the subject site.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780 or Ravi Arulanantham at (510) 286-1331.

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist

Concur:


Ravi Arulanantham
Staff Toxicologist, S.F. Bay RWQCB

- c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Hazardous Materials
Stephen Morse, San Francisco Bay RWQCB
Claudia Cappio, Planning & Building Department, 2200 Powell St., 12th Floor, Emeryville, CA 94608
Ron Gerber, Redevelopment Agency, 2200 Powell St., 12th Floor, Emeryville, CA 94608
Michelle King, EKI, 1730 So. Amphlett Blvd., Suite 320, San Mateo, CA 94402
SH / RA / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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.

Mr. Jerry Tidwell
RE: 1150 Park Avenue, Emeryville, CA
January 16, 1998
Page 2 of 2

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 64

May 13, 1997

ENVIRONMENTAL HEALTH SERVICES

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

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

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

Dear Mr. Tidwell:

The Alameda County Department of Environmental Health, Environmental Protection Division has the following comments and additional clarification in response to the letter dated May 6, 1997 from Weiss Associates:

1. This department prefers an addendum to the RBCA Evaluation to keep track of the changes done to the initial risk assessment.
2. The initial risk assessment has evaluated the ambient air pathway for groundwater. However, the risk assessment did not evaluate dermal contact with groundwater which is a probable exposure pathway for construction workers based on the presence of shallow groundwater at the site. In addition, all contaminants of concern present in the soil above five feet bgs. must be included in the evaluation of the surface soil pathway. Also, as mentioned in my letter dated April 29, 1997, the surface soil pathway should be recalculated using the soil ingestion rate of 480 mg/day for construction workers as recommended by USEPA.
3. According to the enclosed reference material, the 0.007 mg/kg of benzo (a) pyrene in diesel corresponds to 0.007 mg of benzo (a) pyrene in every kilogram of diesel.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo, Senior Hazardous Materials Specialist

enclosure

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection Division
Ravi Arunalantham, San Francisco Bay RWQCB
Kevin Graves, San Francisco Bay RWQCB
James Ponton / Carolyn Atwood, Weiss Associates, 5500 Shellmound Street
Emeryville, CA 94608

SH/ ML/files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 64

April 29, 1997

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

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-8700
(510) 337-9335 (FAX)

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

Dear Mr. Tidwell:

The Alameda County Department of Environmental Health, Environmental Protection Division has completed review of the **Risk-Based Corrective Action (RBCA) Evaluation** prepared and submitted by Weiss Associates for the above referenced site. This evaluation recommends case closure regarding the release associated with the two fuel underground storage tanks removed from the subject site.

The Department has the following comments regarding the RBCA evaluation and the recommendation for site closure:

- 1) Groundwater monitoring data collected for three years (3/29/94 to 9/26/96) appears to indicate that the plume is stable. Monitoring well MW-13 located on the Del Monte site and leased by New Century Beverage Co. in November 1992 showed benzene concentration ranging from 310 ppb to 1,700 ppb. However, downgradient wells (MW-8, MW-11 and MW-14) found no detectable concentration of benzene during the entire monitoring period with the exception of one low hit in well MW-14 (2.9 ppb) in 3/96. The plume does not appear to be expanding and may be characterize as a stable plume. Further migration is not likely to occur since aggressive source removal had been conducted at the subject site.

To address the concerns raised by Del Monte regarding continued migration of the plume to their property, a trend analysis should be conducted using the data collected for the three wells detecting benzene (MW-5, MW-12 and MW-13). The trend analysis should include the following: concentration vs. time, concentration vs. distance and log concentration vs. time. In addition, a regression analysis (best fit line) should also be performed.

- 2) The construction worker scenario evaluated impact of groundwater via the following exposure pathway: volatilization to outdoor air, vapor intrusion to buildings and ingestion . Since the shallow groundwater at the site fluctuates between 4 and 11 feet below grade, dermal contact and inhalation exposure pathways must also be evaluated.

The soil ingestion rate used for construction worker was 100 mg/day (per the ASTM RBCA). Please recalculate the construction worker scenario using the soil ingestion rate of 480 mg/day recommended by USEPA.

Mr. Jerry Tidwell
RE: 1150 Park Avenue, Emeryville, CA 94608
April 29, 1997
Page 2 of 3

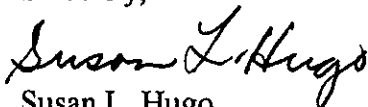
- 3) The subject site is not planned for residential development. Mr. Ron Gerber of the City of Emeryville Redevelopment Agency informed me on 4/22/97 that the site is zoned as "Planned Unit Development / Commercial". It was my understanding that Del Monte was required to evaluate risks associated with a residential scenario for their property west of Watt Street for the proposed development of a medical center / hospital. Evaluation using off site residential receptor / groundwater ingestion is acceptable for the site. Please change the residential exposure scenarios found on pages vi and 10 to "off site residential scenario".
- 4) TPH diesel up to 22,000 ppm was detected in the dispenser soil sample collected at 1 foot bgs in 1994 during the removal of UST #1. PAHs analyses were not required at that time. However, the probable percent of benzo (a) pyrene can be calculated using 0.07 mg/kg benzo(a) pyrene in diesel. PAHs in soil should be evaluated using this result and determine if the RBSLs for PAHs in soil are exceeded..
- 5) A modified Jury Model was used for the Tier 2 evaluation of indoor inhalation pathway (commercial / industrial scenario) which assumes constant decay of the contaminants. This model is different from the Johnson and Ettinger Model used in the ASTM RBCA which assumes a constant source (steady state) without decay. A reference for the decay rates used (1 year for soil and 2 years for groundwater) should be provided. In addition, site specific decay rates should be calculated and used in the Tier 2 evaluation.
- 6) Please evaluate the analytic results of the sub slab sampling conducted prior to site demolition and determine if any RBSLs are exceeded.
- 7) Other chemicals of concern (COCs) identified at the site which are not related to the former USTs should be addressed separately prior to site closure. The maximum concentrations of COCs detected should be listed with the corresponding USEPA Preliminary Remedial Goals (PRGs).
- 8) An evaluation of natural attenuation occurring at the site should be performed. If possible, natural attenuation parameters should be collected at the site.
- 9) The clean up criteria established for soil on the Del Monte site west of Watt Street (100 ppm TPH gasoline, 200 ppm TPH diesel & 500 ppm TPH motor oil) does not necessarily apply for the subject site. The cleanup criteria established for any site should be site specific risk based clean up levels that are protective of public health, safety and the environment.
- 10) The RBCA Evaluation does not consider the cumulative risk and hazard index. The parameters used for the ASTM RBCA are very conservative (per our staff and RWQCB's toxicologists) and therefore, it is not necessary to consider the cumulative effect.

Mr. Jerry Tidwell
RE: 1150 Park Avenue, Emeryville, CA 94608
April 29, 1997
Page 3 of 3

- 11) The proposed cleanup goals (see Table 9) for the subject site should be re-evaluated using site specific decay rates.
- 12) The subject site can be developed for commercial use provided an acceptable comprehensive risk management plan is submitted to this agency. The risk management plan should include at a minimum the following items:
 - soil and groundwater management plan during construction activities
 - appropriate health and safety plan should be prepared prior to and followed during any activities involving exposure to soil and groundwater contamination
 - site mitigating measures to prevent any potential vertical conduits between the shallow and deeper aquifers
 - institutional and /or engineering controls necessary to prevent- migration of pollution, impact to water quality & risks to human health and environment
 - site development map showing areas to be landscaped, location of buildings, etc.
- 13) The subject site can be considered for closure with a long term management plan provided the items listed above are adequately addressed and the site meets all the criteria as a "low risk soils and groundwater case" per the RWQCB's Interim Guidance on Required Clean Up at Low Risk Fuel Sites, dated January 5, 1996.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection Division
Thomas Peacock, LOP Manager
Ravi Arunantham, San Francisco Bay RWQCB
Kevin Graves, San Francisco Bay RWQCB
Sum Arigala, San Francisco Bay RWQCB
James Ponton / Carolyn Atwood, Weiss Associates, 5500 Shellmound Street
Emeryville, CA 94608

SH/ ML/files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R064

January 24, 1997

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
1150 Park Avenue, Emeryville, California 94608 (STID# 1777)**

Dear Mr. Tidwell:

I have reviewed the letter dated January 7, 1997, prepared and submitted by Weiss Associates for the above referenced site. The letter proposed the abandonment of five groundwater monitoring wells (MW-8, MW-9, MW-11, MW-13 and MW-14) located on the Del Monte Property at 1250 Park Avenue, Emeryville, California. It is my understanding that Del Monte has requested the prompt removal of the five monitoring wells and has denied New Century Beverage Co. future access to the property for continued groundwater monitoring in those wells.

The proposal to properly abandon the five monitoring wells is acceptable to this agency provided the following issues are addressed:

- 1) Replacement wells must be installed if additional groundwater data is required before the site can be recommended for case closure. As you are aware, the Risk-Based Corrective Action Evaluation prepared and submitted by Weiss Associates for the subject site is currently being reviewed at this time. Further downgradient monitoring wells maybe required depending on the results of the RBCA evaluation review process.
- 2) Please notify this office 72 hours in advance of any field activity at the site.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection Division / files / SH
Kevin Graves, San Francisco Bay RWQCB
Sum Arigala, San Francisco Bay RWQCB
James Ponton, Weiss Associates, 5500 Shellmound Street, Emeryville, CA 94608

**LAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



R064

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-8577
(510) 567-6700

November 1, 1995
STID# 1777

Mr. Paul Nuti
Weiss Associates
5500 Shellmound Street
Emeryville, California 94608

RE: New Century Beverage Company Facility - 1150 Park Avenue,
Emeryville, CA 94608

Dear Mr. Nuti:

Per your request, this letter documents our telephone conversation today, regarding the remedial soil excavation at the referenced site. This office has completed review of the facsimile (10/31/95) analytical results of the soil samples collected from the former gasoline / diesel underground storage tank (tank #1). The confirmation soil samples revealed low levels of contamination up to 16 ppm TPH gasoline, 49 ppm TPH diesel, 0.065 ppm benzene, 0.23 ppm ethyl benzene, 0.058 ppm toluene, 0.24 ppm xylene remain in the area of tank #1.

This office is approving the backfilling of the tank #1 excavation with clean fill.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,

Susan L. Hugo

Susan L. Hugo
Senior Hazardous Materials Specialist

JM
cc: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection Div/file
Kevin Graves, San Francisco Bay RWQCB
Jerry Tidwell, New Century Beverage Company
1150 Park Avenue, Emeryville, California 94608

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



R064

RAFAT A. SHAHID, DIRECTOR

August 7, 1995
STID# 1777

Mr. Jerry Tidwell
New Century Beverage Company
1150 Park Avenue
Emeryville, California 94608

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

**RE: Remedial Action Plan for the New Century Beverage Company
Facility - 1150 Park Avenue, Emeryville, CA 94608**

Dear Mr. Tidwell:

This office has completed review of the Remedial Action Plan (RAP) dated January 27, 1995, prepared and submitted by Weiss Associates for the referenced site and the additional ground water data including the results from the new monitoring well MW-13.

The following four alternative remedial actions were evaluated for the subject site: 1) no action; 2) soil excavation and ground water monitoring; 3) ground water extraction and treatment in addition to Alternative #2 ; and 4) soil vapor extraction (SVE) and ground water monitoring.

This office concurs with the proposed remedial approach (Alternative #2) to address the fuel hydrocarbon contamination related to the two former underground storage tanks. Soil excavation of the source areas and ground water monitoring is the most feasible option for the site. Contaminated soil greater than 100 ppm TPH and BTEX above the Preliminary Remediation Goal for residential soil will be excavated and confirmation soil samples will be collected. Following the soil excavation, the ground water will be monitored every quarter for one year for target compounds and groundwater flow direction must be established for the site. After one year of monitoring, the ground water data will be evaluated and a determination will be made if a ground water management plan will be required for the site in lieu of implementing active treatment of the ground water.

A work plan for the ground water monitoring program to be implemented at the site must be submitted within **30 days from the date of this letter** and approved by this office.

Additionally, I'm also aware of the plan to install one additional ground water monitoring well north of well MW-8 to verify that the hydrocarbon plume from the former gasoline/diesel tank has been fully defined. Please submit a time schedule of all the remedial actions to be conducted at the site and notify this office at least 72 hours in advance of any site work.

Mr. Jerry Tidwell
RE: 1150 Park Avenue, Emeryville, CA 94608
August 7, 1995
Page 2 of 2

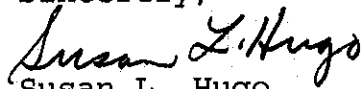
Until cleanup is complete, you will need to submit quarterly reports to this office and the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Director, Environmental Health
Thomas Peacock, Acting Chief, Environmental Protection Div/file
Kevin Graves, San Francisco Bay RWQCB
J. Jeffrey Root/John Duey, Weiss Associates,
5500 Shellmound Street, Emeryville, CA 94608-2411

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R064

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

March 26, 1993

Jerry Tidwell
Plant Manager,
Pepsi-Cola Company
1150 Park Ave.,
Emeryville, CA 94608

Subject: Acutely Hazardous Material at 1150 Park Ave.,
Emeryville, CA

Dear Mr. Tidwell:

This office is in receipt of the "California Hazardous Material Optional Model Inventory Form(s)" submitted to our office. Thank you for sending the information. In light of the fact that the material in question is **acutely hazardous** it will be necessary for your facility to submit an "Acutely Hazardous Materials Registration Form".

This form is required under California Law and should be returned to this office within ten (10) days.

If you have any questions concerning this request, please contact Mr. Don Hwang from this office. The number is (510) 271-4320.

Sincerely,

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

Enclosures: Acutely Hazardous Waste Registration Form

cc: Ed Howell/files
Don Hwang

C.S.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R064

15 August 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

(5)

Ann McDonald
Woodward Clyde Consultants
500 12th Street
Suite 100
Oakland, CA 94607-4014

Subject: Requested File Search Concerning 1271 45th St.
Emeryville.

Dear Ms. McDonald:

As per your written request a review has been conducted of our records concerning the general vicinity of the address which you had specified. The following information has been collected.

- (R0H53) 1000 45th St. The Flecto Company, This facility is a hazardous waste generator and has submitted a Hazardous Materials Business Plan to this office. A five year operating permit was issued to this facility for three underground storage tanks in February of 1989.
- 1250 45th St. Equipment Associates Inc. This facility, formerly a hazardous waste generation site, is currently undergoing renovation. There is a single 5,000 gallon underground storage tank at this site for which a closure is being prepared.
- 1266 45th St. 4th Street Woodworks, This agency has no records concerning this site.
- 1270 45th St. Mesquite Products International, This agency has no records concerning this site.
- 1271 45th St. This agency has no records concerning this site.
- 1280 45th St. Tastevia Wines, This agency has no records concerning this site.
- 1290 45th St. Evan R. Inc. This agency has no records concerning this site.

Ann McDonald
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(R0402) 1177 47th St. A.C. Transit Facility, A hazardous waste generator which has not yet submitted a Hazardous Materials Business Plan to this office. An interim operating permit was issued in June of 1988 for fifteen underground storage tanks at this location.

Approximately 16,000 gallons of diesel fuel was released from a leak in the delivery pipeline in April of 1989. As much as 1,000 gallons of this released fuel escaped the A.C. Transit facility tank farm and entered Temescal Creek Culvert through the storm drain system. The culvert was diked, the free product was drawn from the water surface and 180 drums of contaminated soil and absorbant pads were removed for disposal.

4060 Hollis St. United Stamping Company. This facility is listed in our records as a hazardous waste generator and a Hazardous Materials Business Plan is on record with this office.

4221 Hollis St. Morehouse Foods Inc. An underground storage tank was removed from this site in October 1987. No evidence of contamination was detected during this project.

4227 Hollis St. PG and E Facility, This agency has no records concerning this site.

4245 Hollis St. PG and E, Shop. This facility is listed in our records as a hazardous waste generator.

4246 Hollis St. Oakland Pool Supply. This agency has no records concerning this facility.

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- (R0286) 4525 Hollis St. PG and E Materials Distribution Facility. This site is listed in our records as a hazardous waste generator and a Hazardous Materials Business Plan has been submitted to this office. An interim operating permit for two underground storage tanks was issued to this facility in March of 1988. The California Department of Health Services is currently overseeing a remediation project on this site concerning PCB contaminated soil.
- (R064) 1150 Park Ave. Pepsi Cola Bottling Plant. An interim operating permit for two underground storage tanks was issued in April of 1988. A Hazardous Materials Business Plan has been submitted to this office regarding this site.
- (R02810) 1250 Park Ave. Del Monte Plant #35. This facility is currently not in operation. Five underground storage tanks were removed in March of 1989. Soil contamination of up to 500 parts per million of Total Petroleum Hydrocarbons was discovered during this project, requiring the installation of a groundwater monitoring system. This monitoring system is being sampled on a quarterly basis.

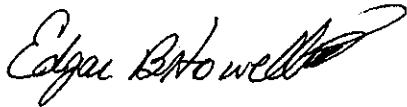
Our records contain considerable documentation regarding the sites described in this letter. Should you desire, please submit a description of any documentation that you would like to receive for a specific site. Copies of non-trade secret information in our files will be provided to you at a cost of \$1.00 per page.

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This letter is limited to information available to this department and does not reflect information which may be accessible from other agencies or businesses involved with these properties. You will be billed for the provision of this service.

Please refer all further correspondence regarding this matter to, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,



for Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:DB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

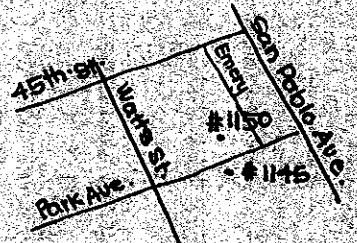
DAVID J. KEARS, Agency Director



Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621

#1145 Park Ave. - NOT IN ENVISION
& GEOTRACKER

In Envision: #1150 Park Ave.
RO64 "Pepsi Cola Company"



ENVIRONMENTAL HEALTH
X275 XH88X XH8X RINX
DIX8KX KXIXKXJ8X88X
(415)271-4320

November 28, 1988

Mr. Robert T. Fulmer
Royal Coffee, Inc.
P.O. Box 8542
Emeryville, CA 94662

Dear Mr. Fulmer:

We are in receipt of your letter of November 9, 1988, requesting a file search for 1145 Park Avenue, Emeryville, CA 94608.

The following public information is presented from our files:

1. On Dec. 4, 1984, an inspection of the American Rubber Manufacturing Co., 1145 Park Ave., found incorrect storage of hazardous waste (oil & water) for greater than 90 days in an area not secured and without appropriate signs.
2. A letter was sent Dec. 18, 1984, to American Rubber.
3. Plan of Correction received January 16, 1985.
4. Plan implemented and all hazardous waste removed by February 26, 1985.
5. A copy of plot plan showing three (3) tanks removed on Emery St. and lab analysis from TAL, Log #4926, dated, July 1, 1987 for three (3) soil samples.
6. A letter from Dalzell Corp. that they were removing five (5) fuel tanks.

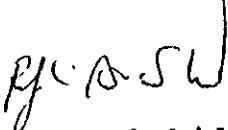
That is the extent of our files, however, you have presented a summary of clean-up activity at 1145 Park Ave., Emeryville. This report states that a tank was discovered and removed on the East side of Watts Ave., approximately 180 feet south of Park Ave. This tank was removed and taken off site. Soil testing indicated contamination of 2480 ppm of motor oil and diesel. This being greater than 1000 ppm, the area in questions will have to be remediated.

Mr. Robert T. Fulmer
Royal Coffee, Inc.
P.O. Box 8542
Emeryville, CA 94662
November 28, 1988
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A plan of correction will be requested. On November 22, 1988, Mr. Schmier was contacted and stated that this report had been replaced with another, including clean-up. We are awaiting further information before any action.

If you have any questions, please call, Edgar Howell, Program Administrator, at 271-4320.

Sincerely,



Rafat A. Shahid, Chief,
Hazardous Materials Program

RAS:EH:mnc

Attachment (1)

cc: Gil Jensen, Alameda County District Attorney, Consumer & Environmental Protection Agency
Edgar Howell
Files