



May 2, 1996

Ms. Susan L. Hugo
Senior Hazardous Materials Specialist
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Subject: Subslab Investigation Workplan at the Former New Century Beverage Site, 1150 Park Avenue, Emeryville, California

Dear Susan:

Weiss Associates (WA) is pleased to provide this workplan for subslab pre-demolition and post-demolition subsurface investigations at the former New Century Beverage Site at 1150 Park Avenue in Emeryville, CA. The purpose of the pre-demolition investigation is to obtain information pertaining to the demolition of the site scheduled for the beginning of July. The data obtained by WA will be used to assist the demolition contractor and New Century Beverage in planning and completing the demolition of the site. The purpose of the post-demolition investigation is to continue site remediation work relating to the site's former diesel underground storage tank (UST). This workplan was developed pursuant to a telephone discussion between you and Mr. James D. Ponton of WA.

Background

New Century Beverage Company occupied the subject property from 1955 to 1996, when they moved their operations to new facilities in Hayward, CA. As part of the sales transaction between New Century and the new owner of the property, Kaiser Permanente, New Century agreed to demolish the structures and remove all debris from the site. At this time, New Century has removed all operational materials from the site, leaving only two empty building shells. Remaining operations to be conducted prior to demolition include the subslab investigation and the removal of structural hazardous materials in the form of asbestos containing structural materials, fluorescent lights and light ballasts, and lead-based paint.

During its occupancy of the site, New Century operated two 10,000-gallon USTs, one gasoline and one diesel. The diesel UST was removed by New Century in 1983; the gasoline UST was removed in 1994. During the course of investigating the site, diesel contaminated soil was detected in the vicinity of the former diesel UST at the southern end of the property. In late 1995 and early 1996, diesel contaminated soil was excavated and removed from the site, however operational concerns with New Century prohibited completion of the project. It is New Century's intention to conduct a subsurface investigation following demolition of the site to better determine the extent of the remaining diesel-contaminated soil.

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Sample Collection

Subslab Pre-demolition

WA has identified general operational areas inside the two New Century buildings for pre-demolition soil sampling, which are shown on the accompanying site diagram, Figure 1. Precise sampling locations will be determined in the field and will depend on proximity to utility lines and other factors.

WA proposes to conduct a focused subsurface investigation of the site to identify potential areas of concern under the structures' foundations and floor slabs. The purpose of the investigation is to obtain information that will 1) assist the demolition contractor in planning the demolition, 2) minimize standby time charges from the demolition contractor due to the discovery of unknown areas of possible concern, and 3) identify requirements for specialty subcontractors who may be needed to remove/excavate hazardous materials or contamination areas found during and after demolition activities. Soil samples will be collected through the floor slabs in areas such as the equipment and vehicle maintenance areas, boiler room, in the water treatment and canning areas, former bottling and bottle washing areas, and hazardous materials/wastes storage areas, as shown on Figure 1.

We will use Precision Sampling Incorporated's (PSI) hydraulically-powered, 4-wheel-drive all terrain XD-1 sampling rig to drill at the site. With the XD-1 sampling rig and PSI's EnviroCore drive casing system, inner 1.5-inch diameter sampling rods and an outer 2-inch diameter drive casing are hydraulically driven into the ground simultaneously. Soil samples are collected in 1.5-inch diameter stainless steel sleeves inside the sample barrel. The larger, 2-inch diameter drive casing is left in place to prevent the borehole from collapsing and to ensure that deeper core samples are from the targeted interval. The drive casing prevents potentially contaminated slough or ground water originating from higher up in the borehole from falling down into the sampling interval. Once the soil has been continuously cored to the desired depth, cement grout is placed in the borehole as the drive casing is withdrawn. This seals the borehole and prevents it from acting as a conduit for potential vertical migration.

Post-Demolition

The post-demolition subsurface investigation will be conducted after building demolition and will focus on the area of diesel impacted unsaturated soil immediately north and east of the recently backfilled diesel tank pit soil excavation. This investigation will be aimed at defining the northern and eastern excavation boundaries which in part, lie beneath the office portion of the New Century Beverage building. At this time, collection of grab ground water samples from the borings is not anticipated. Following site demolition and prior to this phase of the site investigation, we would like to review with you the number and placement of borings, and necessary analytics.

Soil Analyses

Soil samples collected during the pre-demolition, subslab investigation will be analyzed for Total Volatile Hydrocarbons-Gasoline (TVH-G), Total Extractable Hydrocarbons-Diesel (TEH-D), metals, volatile organic compounds (VOC), and pH. Samples will be collected using appropriate sample

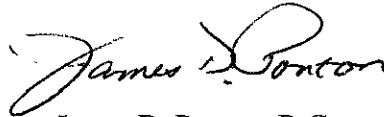
preservation methodologies and transferred under chain-of-custody procedures to a certified environmental laboratory for analysis.

Schedule

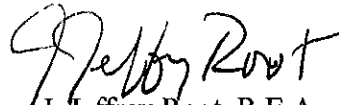
At this time, we anticipate collecting samples for the pre-demolition, subslab investigation on May 7 and 8. Exterior utility lines have already been marked, and interior utility lines will be marked on May 3.

WA hopes this workplan meets your requirements, and is prepared to answer any questions you may have. Please call James D. Ponton at (510) 450-6130, or me at (510) 450-6149, as necessary.

Sincerely,
Weiss Associates



James D. Ponton, R.G.
Project Geologist



J. Jeffrey Root, R.E.A.
Senior Project Manager

cc: Jerry Tidwell, New Century Beverage
Paul Morici, Pepsi-Cola
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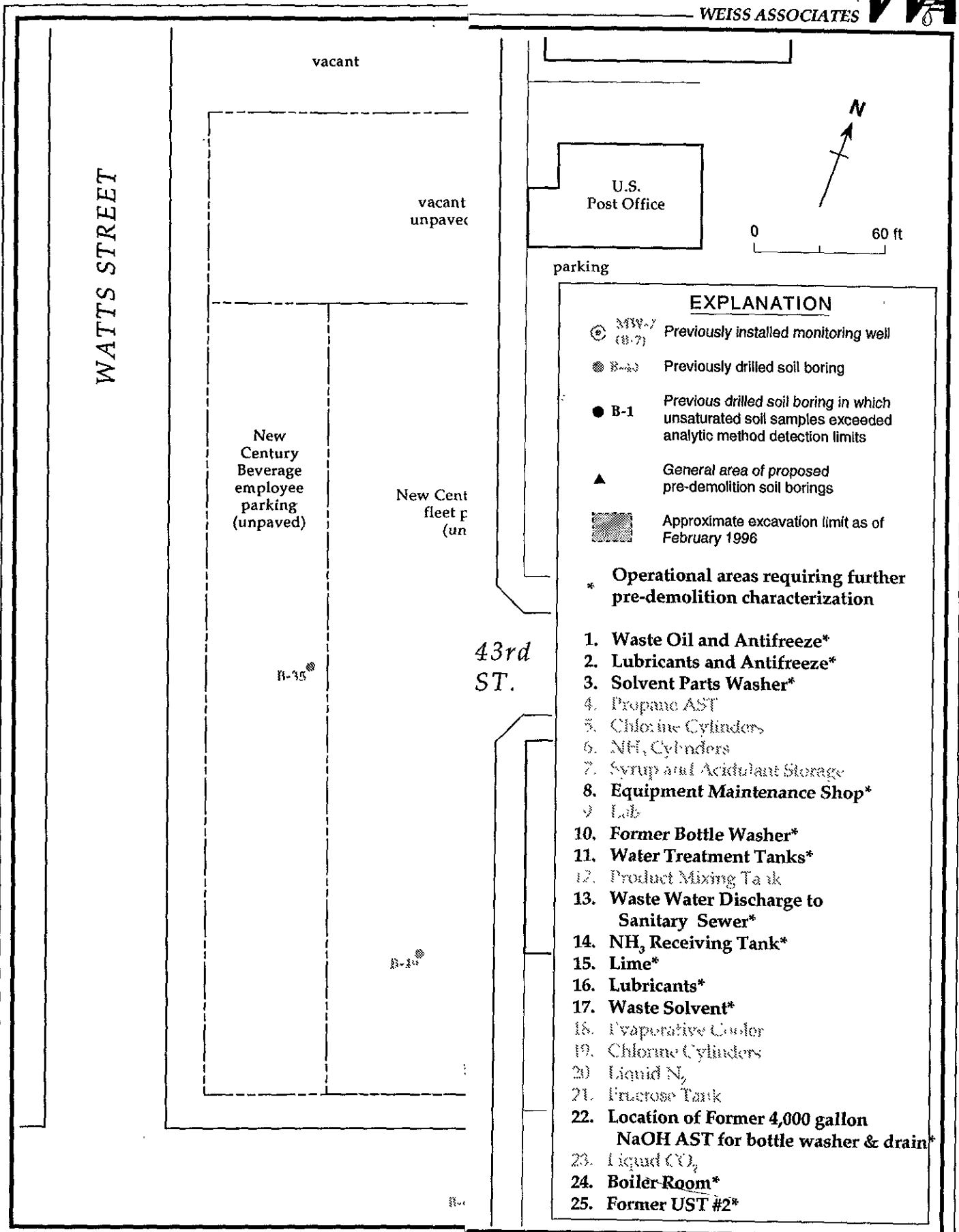


Figure 1. Proposed Pre-Demolition Soil Boring Locations