



TRANSMITTAL

TO: Susan Hugo DATE: January 6, 1997
COMPANY: Alameda County Health Care Services Agency PROJECT #: 14-0307-19
1131 Harbor Bay Parkway
Alameda, California 94502
FROM: James D. Ponton, (510) 450-6130 PHONE: (510) 567-6700
FAX: (510) 337-9335

ENCLOSED PLEASE FIND: Request for abandonment of ground water monitoring wells

VIA: FAX: AS: FOR:
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COMMENTS:

Dear Susan:

Attached please find a request for abandonment of the ground water monitoring wells located at the former Pepsi site in Emeryville. This letter is intended to serve both as a request for approval of abandonment and as a workplan for the abandonment of monitoring wells MW-8, -9, -11, -13, and -14.

Carolyn and I look forward to speaking to you more about this issue at our meeting on January 9.

Best regards,

Jim Ponton

Please call (510) 450-6000 if there are any problems with transmission.

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January 7, 1997

Ms. Susan Hugo
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

**RE: Abandonment of Ground Water
Monitoring Wells**
1250 Park Avenue, Emeryville, CA
WA #14-0307-19

Dear Susan:

Weiss Associates (WA) is writing this letter on behalf of New Century Beverage (NCB), requesting approval for proper abandonment of five ground water monitoring wells located on the Del Monte portion of the NCB Emeryville site. The Del Monte owned portion is located at 1250 Park Avenue, Emeryville, California (Figure 1). The monitoring wells we wish to abandon include MW-8, MW-9, MW-11, MW-13, and MW-14 (Figure 2).

In a December 19, 1996 letter written by Del Monte's Director of Property Management, Mr. Steven P. Ronzone to Mr. Paul Morici at NCB, Del Monte stated that NCB would no longer be allowed "to enter onto or to conduct any activities whatsoever at the 1250 Park Avenue, Emeryville, California," property. Del Monte further requested that NCB prepare and submit a plan by January 8, 1997 for the prompt abandonment of the monitoring wells from that property. This letter is intended to serve as both a request for approval of abandonment and as a workplan for the abandonment of monitoring wells MW-8, 9, 11, 13, and 14.

SITE HISTORY:

Monitoring wells MW-8, -9, -11, -13, and -14 were installed at 1250 Park Avenue by NCB between April 1994 and June 1995. These wells were completed in the shallow water bearing zone to monitor ground water quality downgradient of a former gasoline underground storage tank (UST) located on the adjoining 1150 Park Avenue, Emeryville, California (Figure 2). At the time of the monitoring well installations, NCB leased the 1250 Park Avenue property from Del Monte and used this property primarily for vehicle storage. Since the installation of MW-8, -9, -11, -13, and -14, NCB has sold their 1150 Park Avenue parcel to Kaiser Foundation Hospital (KFH), has removed the former gasoline UST, has performed a source removal action and has collected quarterly ground water samples from the monitoring wells as described in the January 1995 Remedial Action Plan for the site. The ground water analytic results have been reported on a quarterly basis to the Alameda

County Health Care Services Agency (ACHCSA), KFH, KFH's environmental consultant, Del Monte, CH2M Hill, and NCB. Most recently, WA submitted a Risk Based Corrective Action (RBCA) evaluation and site closure request to the ACHCSA in early December 1996.

Historically, no benzene, toluene, ethylbenzene, and xylene (BTEX), and no total volatile hydrocarbons as gasoline (TVH-G) have been detected in monitoring wells MW-8, -9, -11, and -14 since their installation. Additionally, only trace concentrations (< 0.120 ppm) of total extractable hydrocarbons as diesel (TEH-D) have been detected in monitoring wells MW-8, -11, and -14. Monitoring well MW-13, located directly downgradient (south to southwest) of the former NCB gasoline UST, however, has shown relatively stable concentrations of BTEX, TVH-G, and TEH-D since monitoring began in February 1995.

REQUEST FOR WELL ABANDONMENT

WA petitions the ACHCSA for immediate approval to abandon monitoring wells MW-8, -9, -11, -13, and -14 because:

1. Monitoring well MW-13 is the only well of the five located on the Del Monte property reported to contain significant BTEX, TVH-G, and TEH-D. Additionally, the concentrations of BTEX, TVH-G, and TEH-D reported in MW-13 closely parallel the trends in concentration of these same hydrocarbons in MW-12. WA feels that with the removal of the former UST and contemporaneous over-excavation of the source in 1994, combined with the collection of two years of quarterly ground water quality data, that MW-12, located directly downgradient of the former UST and on KFH property, adequately monitors the existing, stable, ground water plume originating in the vicinity of the former UST and that MW-13 can be destroyed.

2. Del Monte has requested prompt removal of the five monitoring wells from 1250 Park Avenue and has denied NCB future access to the property for ground water monitoring purposes.

WELL ABANDONMENT WORKPLAN

After WA receives approval to abandon monitoring wells MW-8, -9, -11, -13 and -14 from the ACHCSA, we will obtain the well abandonment permits from Alameda County Flood Control Zone 7. The well abandonment will comply with all Zone 7 well destruction requirements and will include:

1. completing California State DWR-188 forms documenting the well abandonment, and
2. preparing a short letter report documenting the well destruction and submitting the report to your office within 30 days of the well abandonment.

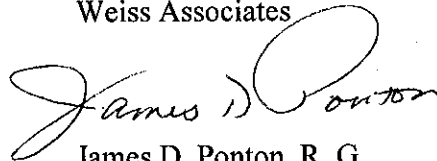
Ms. Susan Hugo
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Because Del Monte has requested NCB devise a plan for the removal of the monitoring wells from their property by January 8, 1997, we would appreciate it if you could provide us with a timely response to our request for well abandonment. We appreciate your understanding and prompt action on this matter.

Please call me at (510) 450-6130 if you have any questions or comments regarding the information contained in this letter.

Sincerely,
Weiss Associates



James D. Ponton, R. G.
Project Geologist

cc: Paul Morici, Pepsi-Cola Corporation
Raymond Plock, Raymond Plock & Associates
Burton Fohrman, White & Case
Jerry Tidwell, Pepsi-Cola Corporation
Steve Ronzone, Del Monte Foods Inc., One Market, PO Box 193575, San Francisco, CA 94119

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