

June 24, 2005

Mr. Don Hwang Hazardous Materials Specialist Alameda County Environmental Health Services 1131 Harbor Bay Parkway, Number 250 Alameda, California 94502

RE:

Addendum to Site Closure Assessment Former Sears Retail Center #1058B 2600 Telegraph Avenue Oakland, California Fuel Leak Case No. RO000480 For Sears, Roebuck & Co.

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Dear Mr. Hwang;

This letter and the attached table and figures serve as the Addendum to the Site Closure Assessment requested by Alameda County Environmental Health Services (ACEHS) in their correspondence dated January 19, 2005. The Addendum is being submitted on behalf of Sears, Roebuck & Co. (Sears). URS previously submitted the 2004 First Quarter Groundwater Monitoring and Site Closure Assessment Report dated June 25, 2004 to ACEHS for review. The report included a closure analysis for soil based on the City of Oakland Urban Land Redevelopment (URL) Program's Tier 1 Risk Based Screening Levels (RBSLs) and Tier 2 Site Specific Target Levels (SSTLs).

The City of Oakland URL Program has not established RBSLs or SSTLs for petroleum hydrocarbons. In response to the closure analysis the ACEHS requested that a risk analysis for the residual petroleum hydrocarbons remaining in soil be conducted using other guidance documents such as the California Regional Water Quality Control Board (RWQCB) San Francisco Bay Region's Environmental Screening Levels (ESLs).

The attached table shows the summary of soil analytical results for the samples collected during the site closure assessment. The RWQCB ESLs for shallow soils where groundwater is a current or potential source of drinking water for the detected compounds are provided at the bottom of the table. The soil boring locations are provided on the attached Figure 1. Total petroleum hydrocarbons as gasoline (TPHg) concentrations in soil samples CB3-5 and CB8-5 exceeded the ESL for shallow soils. TPH as diesel fuel (TPHd) and TPH as oil (TPHo) concentrations in soil sample CB5-10 also exceeded the ESLs for shallow soils.

URS recommends that accessible shallow soils in the areas of borings CB3, CB5, and CB8 containing residual hydrocarbon concentrations that exceed ESLs be excavated and disposed at an appropriate facility. Soil samples will be collected from the sidewalls and



Mr. Don Hwang ACEHS Addendum to Site Closure Assessment June 24, 2005 Page 2 of 2

bottoms of the excavations, and analyzed for TPHg, TPHd, and TPHo by EPA Method 8015M to confirm the removal of petroleum hydrocarbon impacted soils exceeding ESLs. The proposed areas of excavation are shown of Figure 2. The estimated volume of hydrocarbon impacted soils exceeding ESLs is approximately 130 to 200 cubic yards.

A report documenting the soil removal action will be provided to the ACEHS upon completion of the field activities. Following your review of the soil removal action report and Sears' receipt of Site Closure Notification from the ACEHS, the groundwater monitoring wells onsite will be properly decommissioned. As previously stated in the 2004 First Quarter Groundwater Monitoring Report and Site Closure Assessment, natural attenuation of petroleum hydrocarbon impacted groundwater has been demonstrated and no further groundwater monitoring is proposed for the site.

Field work to conduct the shallow soil removal actions will be scheduled following the ACEHS' review and approval of the planned site closure approach outlined in this Addendum to Site Closure Assessment. Please feel free to contact me at 714.648.2793 if you have questions or comments.

Respectfully Submitted, URS CORPORATION

J.S. Rowlands, P.G., C.HG., C.E.G.

Project Manager

Attachments: Table 1 – Summary of Soil Analytical Results

Figure 1 – Plot Plan with Confirmation Boring Locations

Figure 2 - Plot Plan Showing Areas of Proposed Soil Excavation

cc: Mr. Bruce Kaye, Sears Roebuck & Co.

Table 1 Summary of Soil Analytical Results Former Sears Auto Center #1058 2600 Telegraph Avenue Oakland California

			LABORATORY ANALYTICAL RESULTS													· · · · · · · · · · · · · · · · · · ·				
		TPH by EPA 8015M Volatile Organics by EPA 8260B												Lead by EPA 7420						
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l l						_{#4}	1,1,2-Trichloroethans	lsopropylbenzene	٠	Ethylbenzene	Total Xylenes	n-Propylbenzene	3.5-Trimethlybe	ert-Butylbeuzene	4-Trimethylbe	Sec-Butylbenzera	p-Isopropyitolnem	a-Butylbenz	Naphthalene	Total Lead
		la	<u> </u>	2	ي ا	Renzene	5	Ď	Tolnene	ĕ	🚆	ď	9	🗸	∉		🙀	₽	1 2 1	1 1
S	Sample	Sample Depth	ТРНВ	TPEd	TPHo	H	14	ĝ	-	∰	.₩	4	-	🛊	4	8	🚆	mag] <u></u>	ا څ
Sample No.	Date	(ft bgs)	(mg/kg)	(mg/kg)	(mg/kg)	μg/kg)		_	(μg/kg)	(µg/kg)	(µg/kg)		(µg/kg)	(pg/kg)	⊢ (μg/kg)		(HS/kg)		(µg/kg)	(mg/kg)
CB1-5	2/17/2004	5	4.1	< 5	< 50	(μg/kg) < 2	< 5		<u>(μαχιλαχ)</u> < 2	< 2	< 4	(µg/kg) < 5	< 5	< 5	< 5	(µg/kg) < 5	< 5	(µg/kg) < 5	10.6	9.4
CB1-10	2/17/2004	10	25.2	< 5	< 50	₹ 2	102	32.6	11.6	21.4	22.0	86.6	45.8	< 5	122	38.0	< 5	88.4	43.6	< 2.5
CB1-15	2/17/2004	15	1.3	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB1-20	2/17/2004	20	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5°	< 5	< 5	< 5	< 2.5
CB2-5	2/17/2004	5	2.1	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	5.9	7.6	3.1
CB2-10	2/17/2004	10	1.4	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	6.7
CB2-15	2/17/2004	15	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB2-20	2/17/2004	20	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB2-25 CB3-5	2/17/2004 2/17/2004	25 5	< 0.5 645	< 5	< 50 < 50	< 2	< 5 < 5	< 5 1,400	< 2	< 2 3,070	< 4 2,890	< 5 4,720	< 5 8,930	< 5	< 5 25,500	< 5 1,220	< 5	< 5	< 5	< 2.5 14
CB3-3 CB3-10	2/17/2004	10	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	5,2	< 5	9.6	< 5	< 5	< 5	< 5	< 2.5
CB3-15	2/17/2004	15	< 0.5	< 5	< 50	< 2	2 3	< 5	× 2	< 2	< 4	< 3	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB3-15 CB4-5	2/17/2004	5	4.7	21	305	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	28	< 5	< 5	< 5	5.1	33	8.1
CB4-10	2/17/2004	10	4.6	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	5.8	3.3
CB4-15	2/17/2004	15	V 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB4-20	2/17/2004	20	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB4-25	2/17/2004	25	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB5-5	2/17/2004	5	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	2.9
CB5-10	2/17/2004	10	72.1	202	1,430	< 2	< 5	65.5	< 2	< 2	< 4	62.5	< 5	761	< 5	< 5	< 5	760	363	< 2.5
CB5-15 CB5-20	2/17/2004 2/17/2004	15 20	1.3 2.0	< 5	< 50 < 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5 < 5	< 5	< 5	< 5	< 5	< 5 < 5	4.8 < 2.5
CB6-5	2/17/2004	5	0.6	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5 < 2.5
CB6-10	2/17/2004	10	< 0.5	36	186	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB6-15	2/17/2004	15	< 0.5	< 5	< 50	₹ 2	< 5	< 5	< 2	< 2	< 4	₹ 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	2.8
CB6-20	2/17/2004	20	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	« 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB7-5	2/17/2004	5	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB7-10	2/17/2004	10	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB7-15	2/17/2004	15	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB7-20	2/17/2004	20	< 0.5	< 5	< 50	5.8		< 5	7.3	< 2	18.4	7.0	8.8	< 5	< 5	10.6		< 5	< 5	< 2.5
CB8-5 CB8-10	2/18/2004 2/18/2004	5 10	1,780 36.5	< 5	< 50 < 50	< 2	< 5	14,300 205	1,630	39,000 129	160,000	41,500 487	55,000 72.5	< 5	166,000 215	5,490 110	1	17,600 253	20,200 204	<. 2.5 5.3
CB8-15	2/18/2004	15	< 0.5	< 5	< 50	< 2	_		< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5 < 5	< 5	< 5	< 2.5
CB9-5	2/18/2004	5	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB9-10	2/18/2004	10	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	2.8
CB9-15	2/18/2004	15	< 0.5	< 5	< 50	< 2		< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 3	< 5	< 5	< 2.5
CB9-20	2/18/2004	20	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB10-5	2/18/2004	5	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB10-10	2/18/2004	10	172	< 5	< 50	< 2	394		< 2	< 2	< 4	1,110	< 5	< 5	< 5	485	< 5	1,136	180	< 2.5
CB10-15	2/18/2004	15	< 0.5	< 5	< 50	< 2	< 5	< 5	< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB11-5 CB11-10	2/18/2004 2/18/2004	5 10	< 0.5 < 0.5	< 5 < 5		< 2		< 5	< 2	< 2	< 4	< 5 < 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5 4.2
CB11-10	2/18/2004	15	11.0	< 5					< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB12-10	2/18/2004	10	< 0.5	< 5			2 3		< 2	< 2	< 4	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ 	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB13-5	2/18/2004	5	< 0.5	< 5		< 2			< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5		< 5	41
CB13-10	2/18/2004	10	51.8	< 5			< 5		< 2	340	140	< 5	110	< 5	250	< 5	< 5	< 5	135	< 2.5
CB13-15	2/18/2004	15	5.3	< 5			< 5		< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5			< 5	< 2.5
CB13-20	2/18/2004	20	0.7	< 5		< 2			< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	5	< 2.5
CB14-5	2/18/2004	5	< 0.5	< 5		< 2			< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5		< 5	< 2.5
CB14-10	2/18/2004	10	< 0.5	< 5		< 2			< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB14-15	2/18/2004	15	< 0.5	< 5		< 2	, 		< 2	< 2	< 4	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 2.5
CB14-20	2/18/2004 intal Screening Lev	20 mai (FST.)	< 0.5 100	100	1,000	< 2 44	70	< 5 NE	2900	3300	1500	< 5 NE	< 5 NE	< 5	< 5 NE	< 5 NE	< 5 NE	< 5 NE	< 5 NE	< 2.5 750
EMPROMIS	man octecining I.E.	, et (133L)	100	100	1,000	1 444	1 /0	IRE	2700	1 3300	1 1300	ME	INE	I NE	t iAT?	I NE	I INE	INE.	INE	1 10
F																				31

Notes:

TPHg-Total Petroleum Hydrocarbons, gasoline range (C4-C-12)

TPHd-Total Petroleum Hydrocarbons, diesel range (C13-C-13)

TPHo-Total Petroleum Hydrocarbons, oil range (C24-C-40)

(tg/fg) = micrograms per kilogram

(mg/kg) = milligrams per kilogram

ft bgs = feet below ground surface

<= Analyte not detected at or above indicated method detection timat

Environmental Screening Level (ESL) for Shallow Solis, San Francisco, FWOCB revised 9/4/03 (Summary Table A) NE - ESL Not Established

GM28\Seary_128\Sakland\26\Fe\ Lok graph Ave\2004\Cleano Analysis Reportsoil data 2