



R02600

February 21, 2006

Mr. Don Hwang
Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RE: Site Status Update
Former Sears Retail Center #1058A
2633 Telegraph Avenue
Oakland, California
Case I.D. #RO0002600
For Sears, Roebuck and Co.

Dear Mr. Hwang;

This letter serves as a status update for the above-referenced site. Based on our telephone conversation on January 27, 2006, it is our understanding that the site is currently being evaluated for closure by Alameda County Environmental Health Services (ACEHS). Per your request during the January 27, 2006 telephone conversation, the 2006 annual groundwater monitoring event, scheduled for January 2006, was not conducted, pending your review of the site for closure.

Please feel free to contact us at 714-835-6886 if there is any additional information you need regarding this site.

Sincerely,
URS CORPORATION

Joseph R. Liles
Project Manager

Kevin G. Russell, P.G.
Senior Project Geologist

cc: Mr. Bruce Kaye, Sears, Roebuck and Co.
Mr. Ryan Hartley, URS Corporation

URS

RO 480
~~2600~~
~~2592~~
2600

February 2, 2005

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

RE: 2004 Fourth Quarter Site Status Update
Former Sears Retail Center #1058B
2600 Telegraph Avenue
Oakland, California
Case I.D. #STID 1082
For Sears, Roebuck & Co.

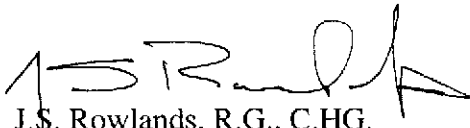
Dear Mr. Hwang;

This letter serves as a quarterly status update for the above listed site. A site closure analysis was submitted to Alameda County Environmental Health Services (ACEHS) in June 2004. Quarterly groundwater monitoring was discontinued following the first quarter 2004.

To date, the ACEHS has not responded to the submitted documents requesting site closure. Response from the agency is pending. The groundwater monitoring wells remaining onsite will be properly destroyed once the case has been closed by ACEHS. I am available to meet with you at your office and provide an overview of the site history and closure analysis conducted by URS if it will help in your evaluation of the case.

Please feel free to contact me at 714.648.2793 if you have questions or comments.

Respectfully Submitted,
URS CORPORATION


J.S. Rowlands, R.G., C.HG.
Project Manager

cc: Mr. Bruce Kaye, Scars Roebuck and Co.

URS Corporation
2020 East First Street, Suite 400
Santa Ana, CA 92705
Tel: 714.835.6886
Fax: 714.667.7147

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

November 22, 2004

Mr. Scott DeMuth
Sears, Roebuck and Co.
333
Beverly Rd., Dept 824ev, A2-245A
Hoffman Estates, IL 60179

Dear Mr. DeMuth:

Subject: Fuel Leak Case No. RO0002600, Former Sears Retail Center #1058,
2633 Telegraph Ave., Oakland, CA 94612

Alameda County Environmental Health staff has recently reviewed the case file for the subject site including the March 2003 URS monitoring report, which recommends site closure. Our office has determined that additional information is necessary to progress to case closure. Please address the following technical comments and submit the technical reports requested below to the undersigned new caseworker.

TECHNICAL COMMENTS

1. Conduit/Preferential Pathway Study: Please provide a conduit/preferential pathway study for this site including a map showing the locations of utilities within the expected plume areas. This should include sewers, storm drains, trenches, etc. Please also provide a well survey of all wells (monitoring, production, abandoned, destroyed, etc) within a ¼ mile radius of the site.
2. Contaminant Plume Definition: It appears that the lateral and vertical extent of each of the contaminant source areas has not been determined. Our office acknowledges that the release detected in the southeast corner of this site is likely the result of release(s) from a former dry cleaner site located at 2601 Telegraph Ave. However, it appears that at least two additional sources of petroleum releases existed at the site; the former heating oil tank closed-in-place and near the "possible" tire and oil shop. It is not likely that the heating oil tank caused the contamination detected near boring EB-5. Please provide a cross section diagram in the north-south direction including these two areas with soil and groundwater locations and concentrations noted plus the depth to water. Should the lateral and vertical extent of contamination not be defined, you are requested to provide a work plan to complete any data gaps. Please include estimations for the extent of free product and dissolved product and a rose diagram indicating the historic groundwater gradients.

November 22, 2004
Mr. Scott DeMuth
RO0002600, 2633 Telegraph Ave., Oakland, CA 94612
Page 2

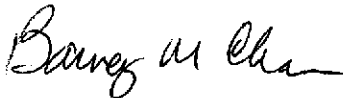
3. Interim Cleanup- We request that you evaluate the need to perform interim cleanup to remove/remediate free product and/or heavily impacted areas. Include your recommendations with the report(s) requested above.
4. Corrective Action Plan: We request that you propose soil and groundwater cleanup objectives for the site. These should be consistent with the current and future use of the site. The cleanup goals must adequately protect human health and safety, the environment, eliminate nuisance conditions and protect water resources. Please reference your cleanup goals.
5. Groundwater Monitoring- Until the site is closed, we request that groundwater monitoring continue at the site annually in January and free product, if present, be removed on a more frequent basis. Please include the analysis for naphthalene given the known presence of this compound in diesel fuel in addition to TPHss and TPHd.

TECHNICAL REPORT REQUEST

- December 27, 2004- Conduit/Preferential Pathway study, contaminant definition cross sections and diagrams, work plan for additional contaminant delineation, interim remediation recommendation and corrective action plan cleanup recommendation and cleanup goals.
- January 10, 2004- Groundwater sampling report.

If you have any questions, please contact me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos
Mr. J. S. Rowlands, URS, 2020 East First St., Suite 400, Santa Ana, CA 92705

11_22_04 2633 TelegraphAve



2592
10/26/04

Alameda County

OCT 21 2004

Environmental Health

October 18, 2004

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

RE: Quarterly Site Status Update
Former Sears Retail Center #1058
2633 Telegraph Avenue
Oakland, California
Case I.D. #STID 1630
For Sears, Roebuck & Co.

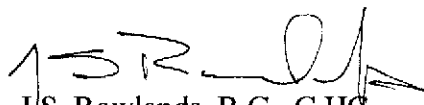
Dear Mr. Hwang;

This letter serves as a quarterly status update for the above listed site. A site closure analysis was submitted to Alameda County Environmental Health Services (ACEHS) in August 2002. Quarterly groundwater monitoring was discontinued following the fourth quarter 2002 monitoring event due to several consecutive quarters of "non-detect" concentrations of petroleum hydrocarbons, benzene, toluene, ethylbenzene, xylenes (BTEX), and methyl tert butyl ether (MTBE) in groundwater samples collected from monitoring wells onsite. A site closure summary was submitted with the last quarterly monitoring report in March 2003.

To date, the ACEHS has not responded to the submitted documents requesting site closure. Response from the agency is pending. The groundwater monitoring wells remaining onsite will be properly destroyed once the case has been closed by ACEHS.

Please feel free to contact me at 714.648.2793 if you have questions or comments.

Respectfully Submitted,
URS CORPORATION


J.S. Rowlands, R.G., C.H.G.
Project Manager

cc: Mr. Bruce Kaye, Sears Roebuck and Co.
Mr. Tim Lester, Environmental Equalizers



October 18, 2004

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

RE: Quarterly Site Status Update
Former Sears Retail Center #1058B
2600 Telegraph Avenue
Oakland, California
Case I.D. #STID 1082
For Sears, Roebuck & Co.

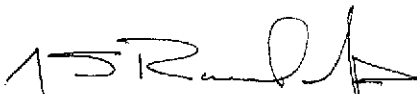
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Please feel free to contact me at 714.648.2793 if you have questions or comments.

Respectfully Submitted,
URS CORPORATION


J.S. Rowlands, R.G., C.H.G.
Project Manager

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

August 17, 2004

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

RE: Quarterly Site Status Update
Former Sears Retail Center #1058
2633 Telegraph Avenue
Oakland, California
Case I.D. #STID 1630
For Sears, Roebuck & Co.

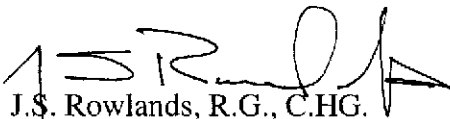
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Respectfully Submitted,
URS CORPORATION


J.S. Rowlands, R.G., C.H.G.
Project Manager

cc: Mr. Scott DeMuth, Sears Roebuck and Co.
Mr. Tim Lester, Environmental Equalizers

August 17, 2004

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

RE: Quarterly Site Status Update
Former Sears Retail Center #1058B
2600 Telegraph Avenue
Oakland, California
Case I.D. #STID 1082
For Sears, Roebuck & Co.

Alameda County
AUG 19 2004
Environmental Health Services


Dear Mr. Hwang;

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Please feel free to contact me at 714.648.2793 if you have questions or comments.

Respectfully Submitted,
URS CORPORATION


J.S. Rowlands, R.G., C.H.G.
Project Manager

cc: Mr. Scott DeMuth, Sears Roebuck and Co.

URS

2600
Ro 480
2592

April 14, 2004

Alameda County

APR 15 2004

Environmental Health

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

RE: Quarterly Site Status Update
Former Sears Retail Center #1058
2633 Telegraph Avenue
Oakland, California
Case I.D. #STID 1630
For Sears, Roebuck & Co.

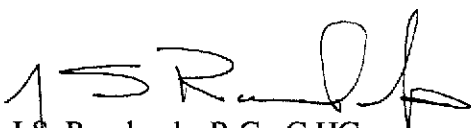
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Please feel free to contact me at 714.648.2793 if you have questions or comments.

Respectfully Submitted,
URS CORPORATION


J.S. Rowlands, R.G., C.H.G.
Project Manager

cc: Mr. Scott DeMuth, Sears Roebuck and Co.
Mr. Tim Lester, Environmental Equalizers

URS Corporation
2020 East First Street, Suite 400
Santa Ana, CA 92705
Tel: 714.835.6886
Fax: 714.667.7147

December 11, 2003

Alameda County

DEC 12 2003

Environmental Health

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

RE: Quarterly Site Status Update
Former Sears Retail Center #1058
2633 Telegraph Avenue
Oakland, California
Case I.D. #STID 1630
For Sears, Roebuck & Co.

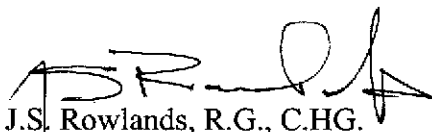
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To date, the ACEHS has not responded to the submitted documents requesting site closure. Response from the agency is pending. The groundwater monitoring wells remaining onsite will be properly destroyed once the case has been closed by ACEHS.

Please feel free to contact me at 714.648.2793 if you have questions or comments.

Respectfully Submitted,
URS CORPORATION


J.S. Rowlands, R.G., C.H.G.
Project Manager

cc: Mr. Scott DeMuth, Sears Roebuck and Co.
Mr. Ryan Hartley, URS Corporation
Mr. Tim Lester, Environmental Equalizers



June 5, 2003

Alameda County

JUN 06 2003

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

Environmental Health

RE: Quarterly Site Status Update
Former Sears Retail Center #1058
2633 Telegraph Avenue
Oakland, California
Case I.D. #STID 1630
For Sears, Roebuck & Co.

Dear Mr. Hwang:

This letter serves as a quarterly status update for the above listed site. A site closure analysis was submitted to Alameda County Environmental Health Services (ACEHS) in August 2002. Quarterly groundwater monitoring was discontinued following the fourth quarter 2002 monitoring event due to several consecutive quarters of "non-detect" concentrations of petroleum hydrocarbons, benzene, toluene, ethylbenzene, xylenes (BTEX), and methyl tert butyl ether (MTBE) in groundwater samples collected from monitoring wells onsite. A site closure summary was submitted with the last quarterly monitoring report in March 2003.

To date, the ACEHS has not responded to the submitted documents requesting site closure. On behalf of Sears, a timely review and response to the submitted documents is requested. The groundwater monitoring wells remaining onsite will be properly destroyed once the case has been closed by ACEHS.

Please feel free to contact me at 714.648.2793 if you have questions or comments.

Respectfully Submitted,
URS CORPORATION

J.S. Rowlands, R.G., C.HG.
Project Manager

cc: Mr. Scott DeMuth, Sears Roebuck and Co.
Mr. Ryan Hartley, URS Corporation
Mr. Tim Lester, Environmental Equalizers

URS Corporation
2020 East First Street, Suite 400
Santa Ana, CA 92705
Tel: 714.835.6886
Fax: 714.667.7147



202600

September 6, 2002

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

RE: Additional Site Assessment and 2002 First Quarter Groundwater Monitoring
Former Sears Retail Center #1058
2633 Telegraph Avenue
Oakland, California
Case I.D. #STID 1082
For Sears, Roebuck & Co.

Dear Mr. Gholami

Submitted with this letter is a URS report prepared on behalf of Sears, Roebuck & Co. Presented in the report are results of additional site assessment, groundwater monitoring, and a site closure analysis conducted at the above-referenced site during the First Quarter 2002. Quarterly groundwater monitoring will continue within the current scope of work with the addition of two down-gradient monitoring wells installed during the first quarter of 2002. The quarterly monitoring program will continue for two more quarters to further support the closure analysis provided in the enclosed report. Please feel free to contact Taras Kruk or me at 714.835.6886 if you have questions or comments.

Respectfully Submitted,
URS CORPORATION

J.S. Rowlands, R.G., C.H.G.
Project Manager

cc: Mr. Scott DeMuth, Sears Roebuck and Co.
Mr. Ryan Hartley, URS Corporation
Mr. Tim Lester, Environmental Equalizers

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

STID 1082

October 9, 2001

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Re: Former Sears Retail Center, (Heating Oil) 2633 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

I have received and reviewed "Revision to Additional Site Assessment and Groundwater Monitoring Well Installation Work Plan", dated October 4, 2001 submitted by Mr. Scott Rowlands of URS Corporation regarding the above referenced site.

This document was presented in response to the concerns made by this office earlier regarding the proposed work plan submitted by Mr. Rowlands.

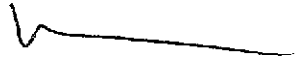
I understand that two monitoring wells will be installed as depicted in figure 2 within this report. Furthermore, several additional continuous soil borings and hydropunches will be installed per depiction in figure 2 within this report as well. At least one of the monitoring wells will be installed down-gradient of the former source and at closer proximity to the former Heating Oil underground Tanks. The additional soil samples will also be performed down-gradient of former source as well due to the fact that the area down-gradient of the former UST has not been properly characterized by any previous investigation.

Additionally I understand that groundwater flow gradient was calculated erroneously and has now been corrected to be southeasterly as indicated in Figure 2 within this report.

Per our previous discussion the quarterly monitoring will be continued along with use of some feasible and practical "interim remedial action" in order to remove the separate phase product as much as practical from FOMW-1 well.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. J.S. Rowlands, URS Corporation, 2020 East First Street, Suite 400, Santa Ana,
CA 92705
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

STID 1082

August 28, 2001

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Re: Former Sears Retail Center, (Heating Oil) 2633 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

I am in receipt of "Additional Site Assessment and Groundwater Monitoring Well Installation Work Plan", dated August 24, 2001 submitted by Mr. Scott Rowlands of URS Corporation regarding the above referenced site.

In general, I concur with the proposal made by Mr. Rowlands. However, I believe you must install an additional monitoring well down-gradient of the former source and at closer proximity to the former Heating Oil underground Tanks. The FOMW-4 well proposed to be about 250 feet further down-gradient to the former source may be too far away and not sufficient enough.

Additionally, you will need to take additional soil samples down-gradient of former source as well. The area down-gradient of the former UST has not been properly characterized by any previous investigation either.

I have some concern regarding detection of floating product within FOMW-1 well since this well is located at cross and up gradient of the former UST. Has the groundwater flow gradient calculation been performed accurately? In the past the groundwater flow gradient was calculated to be moving southeasterly. Please ensure that these issues are well investigated and verified prior to actual placement of the proposed monitoring well(s) and soil borings.

I understand that the quarterly monitoring will be continued along with use of some feasible and practical "interim remedial action" in order to remove the separate phase product as much as practical from FOMW-1 well. Please submit a workplan to this office within 30 days to address these issues.

Should you have any questions, please call me at (510) 567-6876.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



July 19, 2001

STID 1082

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

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

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

This office is in receipt of "2000 Fourth Quarter Groundwater Monitoring report" dated June 21, 2001 by Mr. J.S. Rowlands of URS Corporation regarding the above referenced site. I have reviewed this report and discussed some issues with Mr. Rowlands of URS Corporation as well. I would like to make the following comments concerning this report:

- Please identify the report as heating oil to avoid any confusion and to differentiate this issue with the other two issues including the on going gasoline and solvent issue. Please ensure that the other two reports are properly identified as gasoline and or solvent issue as well to facilitate this task. As you are aware I received three different Quarterly Monitoring Reports for Sears.
- There is separate phase product within FOMW-1 well, which is located cross gradient and close to the former Fuel Oil UST.
- The groundwater is moving southeasterly and there is no monitoring well and or evaluation down-gradient of the former source to properly delineate the existing heating oil plume.
- There was no detectable concentration of MTBE and or Benzene within these wells.
- No concentration of BTEX compounds were detected within any of the wells.
- Diesel and Bunker Oil were detected up to 370 and 1200 respectively.
- You may fill the UST vault and access manway with slurry as requested

I concur that the plume delineation/assessment must be performed by installment of additional monitoring well and more soil and grab groundwater sampling. However, the quarterly monitoring must be continued along with use of some feasible and practical "interim remedial action" in order to remove the separate phase product as much as practical. Please submit a workplan to this office within 30 days to address these issues.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

A handwritten signature in black ink, consisting of a stylized first letter followed by a long, horizontal, slightly wavy line.

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. J.S. Rowlands, URS Corporation, 2020 East First Street, Suite 400, Santa Ana,
CA 92705
files



February 20, 2001

STID 1082

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

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

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

I am in receipt of "Fourth Quarter 2000, Groundwater Monitoring & Sampling Report" dated January 30, 2001 submitted by Mr. David A. Bero of It Corporation regarding the above referenced site. I have reviewed this report and would like to make the following comments:

- Per this report, none of the wells contained Separate-Phase Hydrocarbon (SPH) as it had been previously noticed in MW-3 well.
- Benzene was not detected in any of the wells.
- Groundwater levels were noticed at 10.4 to 12.3 ft below top of casing.
- The product thickness historically has been found to be less than 0.05 foot in the MW-3 well. Therefore vacuum extraction technique has been employed to address this issue. However after using this technique and placement of a Soak-eze in MW-3 well, no SPPH was found in the well. However, there was a rise of 0.3 foot in groundwater level as well correlating with this event.
- The MW-3 well contained the highest concentration as expected at 13,000ppb TPH-motor Oil and 1,100ppb TPH-gasoline. This also indicates a decline in concentration, which may have been due to rise in groundwater level.
- The other wells contain low concentrations of contaminants of contaminants including those of Benzene and MTBE.
- As discussed previously this site can not be considered low-risk if there is still some sheen and or Separate-Phase Hydrocarbon (SPH) left within the well after recommended activity. This is due to the fact that the sheen could be considered to have been generated from a "source" and thereby rendering the site ineligible to be classified as "low-risk". Furthermore, in addition to having to consider both soil and groundwater, a plume must also be stable or decreasing before a site can be considered for closure.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

A handwritten signature in black ink, appearing to read "Amir K. Gholami". The signature is written in a cursive style with a long horizontal stroke at the end.

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Eileen Brennan, 757 Arnold Dr., Suite D, Martinez, CA 94553
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



January 17, 2001

STID 1082

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

This office is in receipt of "Third Quarter 2000, Groundwater Monitoring & Sampling Report" dated January 3, 2001 submitted by Mr. David A. Bero of It Corporation regarding the above referenced site. I have reviewed this report and would like to make the following comments:

- According to this report, MW-3 well contained some Separate-Phase Hydrocarbon (SPH). The product thickness has been found to be 0.19 feet thick in the MW-3 well. Therefore MW-3 well was not sampled for chemical analysis. However the analysis of this well for the last analysis included up to 42,000ppb TPH-motor Oil and 1,100ppb TPH-gasoline representing the well with the highest concentrations of the constituents.
- All other wells contain low concentrations of contaminants including those of Benzene and MTBE.
- This site can not be considered low-risk if there is still some sheen and or Separate-Phase Hydrocarbon (SPH) left within the well after recommended activity. This is due to the fact that the sheen could be considered to have been generated from a "source" and thereby rendering the site ineligible to be classified as "low-risk". Furthermore, in addition to having to consider both soil and groundwater, a plume must also be stable or decreasing before a site can be considered for closure.

Should you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Eileen Brennan, 757 Arnold Dr., Suite D, Martinez, CA 94553
files

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

October 24, 2000

STID 1082

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

I am in receipt of the "Second Quarter 2000, Groundwater Monitoring & Sampling Report" dated July 24th, 2000 submitted by Mr. David A. Bero of It Corporation regarding the above referenced site. I would like to make the following comments regarding this report:

- The MW-3 well still has the highest concentrations of all the plume constituents at 42,000ppb TPH-motor oil and 1,100ppb TPH-gasoline. However, this has reduced from the previous analysis. All other wells contain low concentrations of contaminants including Benzene and MTBE. The highest concentration of MTBE was 2.5ppb at MW-5. The off-site MW-9 well revealed some contaminants as well including TPH-gasoline and TPH-motor oil at 150ppb, and <100ppb respectively.

I will be looking forward for the next quarterly groundwater monitoring report.

Please call me at (510) 567-6876 should you have any questions,

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Eileen Brennan, 757 Arnold Dr., Suite D, Martinez, CA 94553
files



EEI

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ENVIRONMENTAL
PROTECTION

00 APR 28 PM 3: 27

April 6, 2000

Mr. Amir K. Gholami, REHS
Alameda County Health Care Agency
EHS - Environmental Protection
1131 Harbor bay Parkway
Alameda, CA 94502-6577

1082

**SUBJECT: Clarification Regarding Dry Cleaner Release
STID 1082; Sears Release Project Site
2633 Telegraph Avenue
Oakland, California 94612**

Dear Sir:


We were copied on a letter from Dames and Moore (D&M) to your agency dated March 29, 2000. We are offering some clarification information to avoid future confusion.

In D&M's letter (page 2, second bullet item), it was stated that the Haagen Company LLC was retaining responsibility for a dry cleaner release identified at the adjacent property. We wish to clarify that The Haagen Company LLC is not the owner of that dry cleaner property, and has not at any time retained responsibility for that release. On the contrary, The Haagen Company LLC conducted investigation work (reports attached) which specifically relates the release to the adjacent property owner. The County of Alameda has concurred with an offsite release source and has indicated that they will pursue the dry cleaner owner as the probable source of stoddard and related substances. The County's letter to that affect, dated January 29, 1999, is attached for your files.

We hope this information clarifies any misunderstandings regarding the responsible party for the offsite dry cleaner solvent release. Please call (760) 433-1459 if you have questions or comments..

Sincerely,

EEI


Timothy A. Lester, REA, CEM

Attachments: Jan 28, 1999 Alameda Co. Letter
January 11, 1999 Secor letter to Alameda County
December 8, 1998 Secor Summary Report

cc: Chris Fahey, The Haagen Co., LLC
Seymour Kreshek, Haagen GDH Partnership
Grant Riley, Franzel Share et al.
Roger Holt, Ervin Cohen and Jessup
Taras Kruk, Dames & Moore

TAL/EEIProj/Haagen/Sears00-12.wpd

Corporate 713 Mission Avenue Suite C Oceanside CA 92054 (760) 433-1459 (760) 433-0436 eeidiago@earthlink.net

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



March 14, 2000

STID 1082

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

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

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

This office is in receipt of the proposed workplan regarding the above referenced site dated February 24th, 2000 submitted by Mr. Taras Kruk, Senior Geologist of Dames & Moore Group. Thank you for submittal of the workplan.

I concur with the Mr. Kruk's proposal made in the workplan. However, I would like to make the following comments:

- Please ensure that the documents regarding this issue is distinctly indicated on the report distinguishing it from previous older issues present at the site. Additionally I suggest using a different numbering for the monitoring wells since our office uses the same "STID number of 1082" for both issues. I understand that Mr. Taras Kruk of Dames & Moore Group handles this issue while Mr. Dave Bero of IT Corporation handles the older Automotive Center Parcel. This will hopefully minimize confusion and will expedite the response from this office.
- The groundwater flow gradient is presumably almost southerly and the proposed monitoring wells are either cross-gradient or cross down-gradient of the UST fill port and pipe. However, there is no soil and or groundwater sampling indicated down-gradient of the former dry cleaner as indicated by the site plan.
- MW-3 and MW-2 are proposed to be installed about 200 feet from the UST fill port and pipe area. Please explain the logic to have these wells installed at the proposed locations and whether this will ensure capturing of any "potential" contaminant down-gradient from the source.

As you are aware, monitoring of the existing monitoring wells on the site regarding the Automotive Center Parcel should continue.

Please give me advance notice regarding your fieldwork schedule, so that I could be present during the field works event if necessary.

Should you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Taras Kruk, Senior Geologist of Dames & Moore, 6 Hutton Center Dr., Suite 700,
Santa Ana, CA 92707

✓ Mr. Dave Bero, IT Corporation, 4005 Port Chicago Highway, Concord, CA 94520-1120
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



February 22, 2000

STID 1082

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

This office is in receipt of your letter dated February 15th, 2000. This was in regard to an inquiry this office made regarding the individuals who should receive copies of correspondence from this office.

Per your letter Mr. Taras Kruk, Senior Geologist of Dames & Moore at 6 Hutton Center Dr., Suite 700, Santa Ana, CA 92707 is the contact person for heating oil UST investigation. However, Mr. Dave Bero of IT Corporation at 4005 Port Chicago Highway, Concord, CA 94520-1120 will be the contact for automotive center parcel (ongoing quarterly monitoring reports).

Thank you for sending the letter and clarifying the issue.

Should you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: files

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ENVIRONMENTAL PROTECTION
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Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



January 25, 2000

STID 1082

Ms. Janis Harvey
Haagen Company LLC
23456 Hawthorne Blvd., Suite 120
Torrance, CA 90505

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Ms. Harvey:

I received a call from Mr. Taras Kruk of Dames & Moore who represents Sears Roebuck & Company in response to my letter dated January 3rd, 1999 regarding the ownership of the above referenced property as well as a request for extension of quarterly groundwater monitoring report submittal.

Per Mr. Kruk there is still confusion regarding the ownership of the above referenced site that has to be resolved. However, I had been previously informed that the property is owned by Haagen Hollywood Partnership and handled by Haagen Company LLC at 23456 Hawthorne Blvd., Suite 120, Torrance, CA 90505. Please resolve and inform this office regarding this issue.

Additionally, as you are aware, the last quarterly groundwater monitoring report, which was due by December 1999, has not been received yet. However per request by Mr. Kruk you may submit this report to this office no later than February 25th, 2000.

If you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Scott M. DeMuth, Sears Roebuck & Company, Department 824C,
Building A2-281A, Hoffman Estates, IL 60179
Taras Kruk, Senior Geologist, Dames & Moore, 6 Hutton Center Dr., Suite 700
Santa Ana, CA 92707
Files

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

MS for MMS 2/3/2000

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

January 12, 2000

STID 1082

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

I am in receipt of the "Groundwater Monitoring & Sampling Report, Fourth Quarter 1999" dated January 4th, 2000 submitted by Mr. David A. Bero of It Corporation regarding the above referenced site.

According to this report, The MW-3 well has the highest concentrations of all the plume constituents at 13,000ppb TPH-motor oil and 1,500ppb TPH-gasoline. However, all well contain low concentrations of Benzene and MTBE. The off-site MW-9 well still reveals some TPH-gasoline and TPH-motor oil as well but at low levels. Mr. Bero suggests removal of separate-phase hydrocarbons in MW-3 using a periodic Vacuum Truck. You may perform this activity if you decide to.

I will look forward for the next quarterly groundwater monitoring report.

Should you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

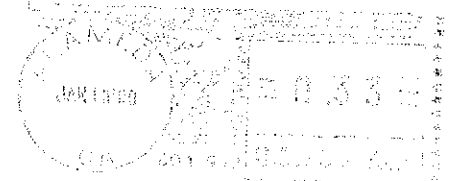
Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Eileen Brennan, 757 Arnold Dr., Suite D, Martinez, CA 94553
files

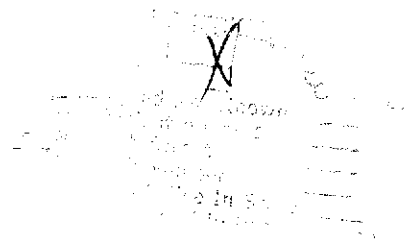


ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY

Department Of Environmental Health
Environmental Protection Division
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577



Eileen Brennan
757 Arnold Drive, Suite D
Martinez, CA 94553



34333-6526-09
3450276577



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

January 3, 2000

STID 1082

Ms. Janis Harvey
Haagen Company LLC
23456 Hawthorne Blvd., Suite 120
Torrance, CA 90505

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Ms. Harvey:

I just received your fax in response to my letter dated December 16th, 1999 regarding the ownership of the above referenced property. Per your fax, the property is owned by Haagen Hollywood Partnership and handled by Haagen Company LLC at 23456 Hawthorne Blvd., Suite 120, Torrance, CA 90505.

However, to my understanding, Mr. Scott Scott M. DeMuth of Sears Roebuck & Company, at Department 824C, Building A2-281A, Hoffman Estates, IL 60179, is still handling the environmental issues regarding the above referenced property.

Please be advised that the last quarterly groundwater monitoring report, due by December 1999, has not been received yet. **Please submit this report to this office by January 30th, 1999.**

If you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Scott M. DeMuth, Sears Roebuck & Company, Department 824C, Building A2-281A, Hoffman Estates, IL 60179
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



December 16, 1999

STID 1082

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

The letter which, I sent you on November 8th, 1999 has been returned to me by the U.S. Post Office. The returned copy was actually sent to Ms. Eileen Brennan at 757 Arnold Dr., Suite D, Martinez, CA 94553. I am not sure whether you have received this letter at all and if Ms. Brennan is still working with you on this project. I would appreciate it if you could inform me whether she still needs to get a copy of our correspondences and if so at what address.

Additionally please verify that the property is owned by Haagen Hollywood Partnership and handled by Property Management Inc., 3500 Sepulveda Blvd., Manhattan Beach, CA 90266 and whether they also need to receive a copy of the correspondences as well.

I would like to remind you that the next quarterly groundwater monitoring report is due by the end of December of 1999.

If you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Haagen Hollywood Partnership, C/O Property Management Inc., 3500 Sepulveda Blvd.
Manhattan Beach, CA 90266
Files

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



November 8, 1999

STID 1082

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Scott M. DeMuth:

I have been assigned to oversee the project regarding the above referenced site. I am in receipt of the "Groundwater Monitoring & Sampling Report, Third Quarter 1999" dated August 10th, 1999 submitted by Mellissa Gossell of It Corporation. Thank you for the submittal of the report. I would like to make the following comment in regard to the above referenced site and document.

Per this report, even though the concentrations of Benzene and MTBE is are very low in all the wells, the concentrations of TPH-Motor Oil and TPH-gasoline are rather high specifically in MW-3 well. The MW-3 well has the highest concentrations of all the plume constituents at 54,000ppb TPH-motor oil and 2,200ppb TPH-gasoline. In fact, you indicated that there is some separate phase hydrocarbon within this well. The off-site MW-9 well reveals some TPH-gasoline and TPH-motor oil as well but at low levels.

I will be looking forward for the next quarterly groundwater monitoring report due by December of 1999.

If you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Eileen Brennan, 757 Arnold Dr., Suite D, Martinez, CA 94553
files

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

October 29, 1999

Scott DeMuth
Sears, Roebuck, and Co.
333 Beverly Rd., Dept 824ev, A2-245A
Hoffman Estates, IL 60179

STID: 1082

Re: Investigations at the Sears site, located at 2633 Telegraph Avenue, Oakland, CA

Dear Mr. DeMuth,

I have been designated as the new Alameda County Hazardous Materials Specialist caseworker, designated to oversee investigations at the above site. It is our understanding that the whole site, which is bounded by Sycamore Street to the south, Jefferson Street to the west, 27th Street to the north, and Telegraph Avenue to the east, is currently owned by Sears, Roebuck, and Co. Per the new legislative requirements of Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, the primary or active responsible party is required to notify all current owners of fee title 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.

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

Scott DeMuth
Re: 2633 Telegraph Ave.
October 29, 1999
Page 2 of 3

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.

Soil and groundwater assessments were initiated at the site in April 1998 with the placement and sampling of five borings (EB-1 through EB-5). Analysis of groundwater samples collected from these borings identified up to 480,000 parts per billion (ppb) bunker oil, 4.3ppb benzene, 9,100ppb stoddard solvent, and 0.6ppb tetrachloroethylene (PCE). The greatest concentrations of bunker oil were identified from Boring EB-2, located adjacent to the former 10,000-gallon underground storage tank (UST), and EB-5, located near the former Tire and Oil shop.

In May 1998, six additional borings (EB-6 through EB-12) were emplaced at the site to further delineate the observed contamination. Both soil and groundwater samples were collected from each of the borings and analyzed for Total Petroleum Hydrocarbons as stoddard solvent (TPHstoddard), TPH as diesel (TPHd), TPH as bunker oil (TPHbunker), TPH as fuel oil (TPHo), and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Although no contaminants were identified in these samples, all of the borings were located roughly 100 feet or further from EB-2 and EB-5 which initially identified the elevated levels of bunker oil.

In November 1998, nine additional borings (EB-13 through EB-21) were advanced at the site. Soil samples collected from these borings were analyzed for TPHstoddard, TPHbunker, TPHo, TPHd, BTEX, and volatile organic compounds (VOCs). Analysis of the soil samples identified only identified low levels of TPHd, TPHo, and ethylbenzene. Additionally, 19ppb PCE was identified in Boring EB-13, located adjacent to the former dry cleaner. Groundwater samples were collected from Borings EB-13, EB-14, EB-15, and EB-18. These samples were analyzed for the same constituents as above, except for VOCs, and EB-14, located adjacent to the former dry cleaners, was the only boring to identify any contamination (2,300ppb TPHstoddard, 3.2ppb ethylbenzene, and 6.1ppb total xylenes).

Based on the fact that very elevated levels of bunker oil were identified in groundwater from EB-2 and EB-5 in 1998 and that no additional groundwater samples were collected from these areas in subsequent sampling events, this office is requiring that permanent groundwater monitoring wells be drilled in these areas for quarterly groundwater monitoring. Additionally, based on the fact that PCE was identified in the groundwater sample collected from EB-5 and in the soil sample collected from EB-13, and that no groundwater samples collected from the vicinity of the dry cleaners has yet been analyzed for VOCs, this office is requiring that one permanent well be placed in the area of the former dry cleaners and monitored on a quarterly basis. All three monitoring wells should be monitored for four consecutive quarters. Based on the results of four quarters of groundwater, this office will determine whether the site can be considered for closure or whether additional work is required. Future groundwater samples should be analyzed for TPHstoddard, TPHbunker, TPHd, VOCs, and BTEX.

Scott DeMuth
Re: 2633 Telegraph Ave.
October 29, 1999
Page 3 of 3

A workplan addressing the required work, in addition to the above cited Landowner Notification letter, should be submitted to this office within 60 days of the date of this letter (i.e., by December 24, 1999).

According to my conversation with your consultant at Dames and Moore, the 10,000-gallon UST was closed in place this year and the closure is documented in a February 22, 1999 report. This office does not have a copy of this report and is requesting that one be submitted with the workplan.

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$1,500.00, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter. It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee.

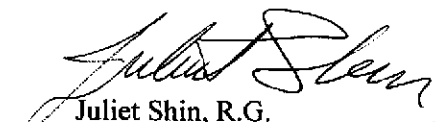
The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$100 per hour.

Please be sure to write the following identifying information on your check:

project #2040A/ Stid #1082
type of project (SLIC), and
site address (2633 Telegraph Ave., Oakland)

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,


Juliet Shin, R.G.
Hazardous Materials Specialist

ATTACHMENTS

Cc: Ryan Seelbach
Dames & Moore
221 Main Street, Ste. 600
San Francisco, CA 94105

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES

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

October 20, 1999

STID 1082

Mr. Scott M. Demuth
Sears, Roebuck & Co.
3333 Beverly Rd. dep. 824C
Hooffman Estates, IL 60179

Mr. James Van Loben Sels
William T. & M. Harding Trust
P.O. Box 435
Alamo, CA 94507

RE: Property at 2633 Telegraph Ave., Oakland, CA 94612

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Messrs. Demuth & Sels:

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: 2633 Telegraph Ave., Oakland

October 20, 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) 567-6876 if you have any questions about the content of this letter.

Sincerely,



✓ Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

Attachments: Sample letter 2 and Sample letter 3, which must be filled out by the Responsible Party and mailed to Alameda County.

Alameda County Health care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

"List of Landowners" form
(Sample Letter 2)

**SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (Site
name and address)
(to be filled in by the primary responsible party and mailed to
Alameda County)**

(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

Alameda County Health care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

"Notice of Proposed Action" form
(Sample Letter 3)

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(site name and address)
(to be filled in by the primary responsible party and mailed to
Alameda county)

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

Shin, Juliette, Public Health, EH

From: Kelly, Candyce, Public Health, EH
Sent: Friday, September 24, 1999 10:32 AM
To: Shin, Juliette, Public Health, EH
Subject: RE: Checking on account

Juliette

2840a balance is \$800, last edit date 1/28/99

Candyce Kelly

Env.Health Billing Unit @567-6855

From: Shin, Juliette, Public Health, EH
Sent: Thursday, September 23, 1999 11:08 AM
To: Kelly, Candyce, Public Health, EH
Subject: Re: Checking on account

Hi Candyce,

Could you tell me what the current balance is on Project #2040A, receipt #787747? The address is 2633 Telegraph Avenue, Oakland. Thanks☺

Juliet
Hazardous Materials Specialist

Alameda County
Environmental Protection Division
1131 Harbor Bay Pkwy., 2nd Flr.
Alameda, CA 94502
(510) 567-6763

Printed: 09/07/1999

***** Alameda County Department of Environmental Health *****
Deposit/Refund Account History

** PROJECT INFORMATION **

Project#: --2040A Date Open: 11/03/1998 Date Closed:

Payor Information:

Site Information:

SECOR INTL. INC.
11061 NE --2ND #102
BELLEVUE WA 98004

SEARS ROEBUCK & COMPANY
2633 TELEGRAPH AVENUE
OAKLAND CA 94612

** DEPOSIT HISTORY **

Deposit Date	Receipt#	Amount Received
-----	-----	-----
11/03/1998	787747	\$ 1,500.00

		\$ 1,500.00

** WORKLOG HISTORY **

Work Date	Insp	Activity Description / Time Spent (hrs)	Amount Charged
-----	-----	-----	-----
11/03/1998	adm	administrative charge	1. 100.00
11/05/1998	ML	Review Plans/Reports	2.- 200.00
01/05/1999	ml	review 12/8/98 report	2.- 200.00
01/07/1999	ml	call w/Jim Ritchie	0.5- 50.00
01/26/1999	ml	review analytical rfeport	0.5- 50.00
01/28/1999	ml	Write Letters	1.- 100.00

			\$ 700.00
		Balance:\$ 800.00	Amount Refunded: \$

*Juliet, as you can see, hand written Dep Ref is very unreliable.
These entries from Admin are exactly our computer entries
Can you take over this case?*

*Tom
9/24/99 - Candice confirmed balance is \$800.00
10/06/99 - Reviewed cable files + took notes. - \$400.00
10/15/99 - Dismissed case of Ryan, James + - \$60.00
Mason + logguel*



ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

printed 11/03/98

SITE INFORMATION

Sears, Roebuck & Co.
2633 Telegraph Ave
Oakland 94612
Site Contact:
Site Phone : 444-4500

StID: 1082 Site#: 2040
PROJECT#: 2040A
PROJECT TYPE: *** M ***
INSP: Rob Weston
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

PAYOR INFORMATION

Seacor
11061 N E - 2nd #102
Bellevue WA 98004 # 741
Payor Contact: Mr Jim Ritchie
Payor Phone : 425/646-0280

Date	Action Taken	Time		Hours Spent/Depstd	Hour Balnce	Money Spent/Depositd	Money Balance
		In	Out				
	Rcpt# 787747						
11/03/98	Deposit of \$1,500.00 @\$100.Hour			+15.	+15.	1,500.00	1,500.00
11/03/98	Admin. Charge: 1 hour			1.00	14.	100.00	1,400.00
11/5/98	Review - Phase I + workplan			2.0			
12/5/98	Review - subsurface investigation dated 12/5/98			2.0			
1/26/99	Review 1/99 report analysis			0.5			
1/26/99	Phase 2 review + documentation			1.0			
1/28/99	letter			1.0			\$800.00
10/06/99	Received case files + took notes			4		400.00	400.00

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: State Forms A, B & C
 Billing Adjustment*
DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____
TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 7/96

* Billing adjustment forms needed when site is in our UST program.



IT Corporation

757 Arnold Drive, Suite D
Martinez, CA 94553-6526

Tel: 925.370.3990
Fax: 925.370.3991

99 AUG 9 11 39
A Member of The PPG Group

August 6, 1999

Mr. Amir K Gholami, REHS
Department of Environmental Health
Hazardous Materials Division
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Former Sears Store No. 1058, STID 1082
2600 Telegraph Avenue,
Oakland, CA 94612

Dear Mr. Gholami:

As per your request during our telephone discussion on August 5, 1999, I am enclosing copies of the following documents, one of which was previously submitted to your office regarding the subject site:

Correspondence from your office dated April 22, 1999, addressed to:

Scott DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Correspondence from IT Corporation, on behalf of Sears Roebuck & Company dated July 2, 1999, addressed to:

Mr. Amir K. Gholami, REHS
Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

If you have any questions or comments please call me at (925) 370-3990, ext. 256.

Sincerely,
IT CORPORATION


David A. Bero, P.G.
Senior Geologist

c: Scott DeMuth, Sears, Roebuck and Co.
Russ Zora, Central Files, Lenexa, KS
Project Files

STID
1082



July 2, 1999

Mr. Amir K Gholami, REHS
Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Response to Comments Regarding Former Sears Store No. 1058
2600 Telegraph Avenue, Oakland, CA 94612
IT Corporation Project 782807

Dear Mr. Gholami:

IT Corporation, on behalf of Sears, Roebuck and Co. (Sears), presents the following response to comments made in your correspondence dated April 22, 1999 regarding the above referenced site. Below are your comments in italics followed by our response.

1. *Ensure that proper detection limits are set for all the constituents including TPH as motor oil.*

Noted.

2. *As indicated by the laboratory results, there are still separate-phase hydrocarbons (SPH) present in MW-3. The groundwater extraction of monitoring well MW-3 and EW-1 should be accomplished to the maximum extent practicable to ensure maximum SPH recovery.*

IT Corporation is presently conducting a product recovery program for monitoring well MW-3. The program consists of first measuring SPH thickness in MW-3, hand bailing the well to remove all water and any SPH, observing and recording well recovery rates, and then measuring SPH thickness again once the well has recovered. The purpose of the program is to determine if utilization of a vacuum truck for mass SPH removal from MW-3 is necessary and/or feasible.

3. *Two consecutive monitoring of the entire wells might be appropriate depending on the future laboratory results. This should allow enough time to recharge the area with SPH if any.*

Noted.

4. *Explain how the SPH amount was calculated at around 5 gallons.*

During the past ten quarters of monitoring activities conducted at the site, the SPH measured in monitoring well MW-3 has averaged approximately 0.03 foot thick. Since the true thickness of SPH at the soil/groundwater interface within a plume is generally less than the SPH thickness measured within a monitoring well, 0.015 foot was used as the average thickness of the on-site SPH plume.

IT Corporation

757 Arnold Drive, Suite D
Martinez, CA 94553-6526
Tel. 925.370.3990
Fax. 925.370.3991

A Member of The IT Group

SPH 1082

~~SPH~~
Reviewed 2/2/2000

The aerial extent of the SPH plume was estimated to have a radius of approximately 7 feet (ft) around MW-3. This radial distance was chosen because there has been no measurable SPH thickness in extraction well EW-1, which is located approximately 10 ft from MW-3. The surface area of the on-site plume was found by using the equation πr^2 .

$$\pi r^2 = \pi(7)^2 = 154 \text{ ft}^2$$

Although the soil porosity within the capillary fringe has been estimated to be approximately 40% (0.4), it is estimated that water saturation conditions would reduce the soil porosity available for SPH to approximately 30% (0.3). Therefore, given the above, the total volume of SPH was estimated using the following:

SPH thickness X surface area X porosity = volume (ft³)

$$0.015 \text{ ft} \times 154 \text{ ft}^2 \times 0.3 = 0.69 \text{ ft}^3$$

$$0.69 \text{ ft}^3 \times 7.5 \text{ gal/ft}^3 = 5.2 \text{ gallons}$$

5. *Per your discussion the EPA Method 8260 should be performed to confirm the presence of MTBE. Additionally, according to Cal/EPA and Regional Water Quality Control Board (RWQCB) guidelines, you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents.*

IT Corporation recently conducted quarterly groundwater monitoring at the subject site and we are currently waiting for the analytical results. All samples will be analyzed for the presence of MTBE by EPA Method 8020. If the sample results (using EPA Method 8020) indicate the presence of MTBE, confirmation analysis using EPA Method 8260 will be performed.

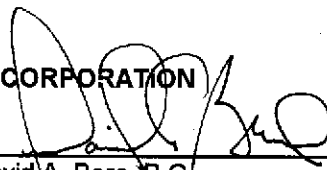
IT Corporation is submitting this letter to provide responses to comments in your letter dated April 22, 1999. If you have any additional questions or further comments, please call Melissa Gosseli at (925) 370-3990, ext. 266.

Sincerely,
IT CORPORATION



Melissa Gosseli
West Zone Project Manager

IT CORPORATION



David A. Bero, P.G.
Senior Geologist

c: Scott DeMuth, Sears, Roebuck and Co.
Russ Zora, Central Files, Lenexa, KS
Project Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Dave B - copy

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

4/22/99

STID 1082

Scott DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Sears 1058

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Scott DeMuth:

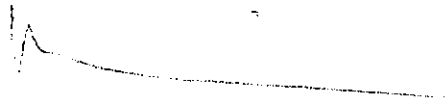
I have been assigned to oversee the above referenced site. I have reviewed the files and the recent Quarterly Groundwater Monitoring Report dated April 12, 1999 submitted by Ms. Melissa Gossel of It Corporation. In general, I concur with her conclusion. However, it is necessary to comply with the following items:

- Ensure that proper detection limits are set for all the constituents including TPH as motor oil.
- As indicated by the laboratory results, there are still separate phase hydrocarbon (SPH) present in MW-3. The groundwater extraction of monitoring well MW-3 and EW-1 should be accomplished to the maximum extent practicable to ensure maximum SPH recovery.
- Two consecutive monitoring of the entire wells might be appropriate depending on the future laboratory results. This should allow enough time to recharge the area with SPH if any.
- Explain how the SPH amount was calculated at around 5 gallons.
- Per your discussion the EPA method 8260 should be performed to confirm the presence of MTBE. Additionally, according to Cal /EPA and Regional Water Quality Control Board (RWQCB) guidelines, you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents.

I will be looking forward for the next phase of the project.

Please call me at (510) 567-6876, If you have any questions and or concerns.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Ms. Melissa Gossell, It Corporation, 757 Arnold Dr., Suite D, Martinez, CA 94553-6526
Mr. James Van Loben Sels, William T. & Harding Trust, P.O. Box 435, Alamo, CA 94507
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



January 28, 1999

James Ritchie
Secor International
1225 Pear Avenue Suite 110
Mountain View, CA - 94043

ENVIRONMENTAL HEALTH SERVICES

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

Ref: 2633 Telegraph Avenue, Oakland, CA

Dear Mr. Ritchie:

I am in receipt of the document "Summary Report" dated December 8, 1998, and a letter dated January 11, 1999, prepared by Secor International, for the above mentioned site.

Previous investigations conducted by Lowney Associates revealed the presence of stoddard solvent in concentrations of up to 9100 ppb in a groundwater sample collected within 10 feet of a adjacent vacant dry cleaning facility which is located at the southeastern corner of the above referenced property. In October 1998, further investigation performed by Secor International near the southeastern border of the referenced property indicated the presence of PCE (perchloroethylene /tetrachloroethylene) up to 19 ppm in the soil sample and TCE (likely a breakdown product of PCE) up to 5.7 ppb in the only groundwater sample collected from this area. ← ?

Based on the information provided to this agency, it appears that the source of the stoddard solvent and PCE (and related breakdown products) is the vacant dry cleaner site located adjacent to the referenced property. This Department may most likely contact the responsible parties involved with the dry cleaning site in order to continue with the investigation involving the VOC's found in the southeastern corner of the referenced property.

If you have any further questions, you may contact us at (510) 567-6764

Sincerely,

Madhulla Logan

Madhulla Logan
Hazardous Materials Specialist

*How about
the heptachlor oil
problem?*

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

January 5, 1999
STID 1082

Scott DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Scott DeMuth:

This office has received and reviewed a Quarterly Groundwater Monitoring and Sampling Report dated October 15, 1998 by Fluor Daniel GTI. The following are comments concerning this report.

You mention that you are looking at doing a feasibility study for this site. That is good for the site to gain closure.

It seems that all remaining contamination is concentrated around MW-03. There may be reason to cease monitoring some of the other wells, if you propose such.

If you have any questions please call this office at (510) 567-6782.

Sincerely,

Thomas F. Peacock, Manager
Division of Environmental Protection

c: Melissa Gossell, Fluor Daniel GTI, 757 Arnold Dr., Suite D,
Martinez, CA 94553
James Van Loben Sels, William T. & M. Harding Trust, P. O.
Box 435, Alamo, CA 94507
Dick Pantages, Chief - file *lm*

December 8, 1998

ENVIRONMENTAL
PROTECTION

SECOR
International Incorporated

Ms. Madhulla Logan
Alameda County Health Care Services Agency 98 DEC 10 AM 9:00
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

SUMMARY REPORT, SUBSURFACE INVESTIGATION AND SITE CLOSURE TASKS, FORMER SEARS BUILDING, 2633 TELEGRAPH AVENUE, OAKLAND, CALIFORNIA, FOR THE ALEXANDER HAAGEN COMPANY, INC.

Dear Ms. Logan:

SECOR International Incorporated (SECOR) is pleased to submit the attached Summary Report describing our investigation of the southeastern corner of a property located at 2633 Telegraph Avenue in Oakland, California (the Site). We performed those tasks described in our October 27, 1998 Work Plan, which was approved by the Alameda County Health Care Services Agency (ACHSA) on October 29, 1998.

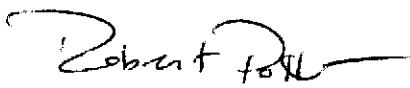
As you know, the Site has been subject to investigation during 1998 to assess subsurface conditions. In general, an adjacent release in the northern portion of the property is under an investigation being conducted by others under the supervision of the City of Oakland Fire Department, Hazardous Materials Division.

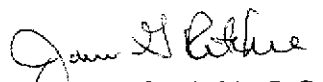
Our focus has been resolving the source and extent of Stoddard Solvent and similar compounds present in the subsurface in the southern portion of the Site. To that end, we provided you with copies of reports previously prepared for the Site, including background information for a dry cleaning facility located immediately south of the southern Site boundary. We believe the data presented in our report, as well as those previous data, support an off-site source for the Stoddard Solvent. To that end, we request that the ACHSA require no further action of our client regarding this issue.

Please do not hesitate to contact us at your earliest convenience at (650) 691-0131 regarding your review of the attached Summary Report and/or to complete whatever case closure activities are appropriate. Thank you for your assistance.

Sincerely yours,

SECOR International Incorporated


Robert L. Potter
Staff Geochemist


James G. Ritchie, R.G.
Principal Geologist

Attachment - Summary Report

*Never analyzed for PCE in
the gw near the dry cleaner
except in B-12*



FLUOR DANIEL GTI

TP 5010 #
1082

Transmittal Letter

Date: October 13, 1998

To: Mr. Dale Klettke, CHMM

Company: Alameda County Health Care Services Agency

Address: 1131 Harbor Bay Parkway, Suite 250

City: Alameda State/Zip: CA 94502-6577

We are sending via:

Courier U.S. Mail UPS Overnight Mail Other _____

The following:

Report Shop Drawings Samples
 Proposal Specifications Other _____

Transmitted as checked:

Approved For Approval Approved as Noted
 For Correction For Your Use As Requested
 For Comments For Your Records For Distribution

Comments:

We are sending you herewith the Third Quarter 1998 Groundwater Monitoring and Sampling Report dated October 15, 1998, for the Sears Store No. 1058 located at 2633 Telegraph Avenue, in Oakland, California. If you have comments or questions, please contact me at (925) 370-3990 extension 222.

Sincerely,
Fluor Daniel GTI, Inc.

Ned Borglin
 Ned Borglin
 Project Coordinator

c: Mr. Scott M. DeMuth, Sears, Roebuck and Co.
 Mr. Russ Zora, Fluor Daniel GTI, Central Files
 Project Files



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

August 18, 1998
STID 1082

Scott DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Scott DeMuth:

This office has received and reviewed a Quarterly Groundwater Monitoring and Sampling Report dated July 14, 1998 by Fluor Daniel GTI. The following are comments concerning this report.

You mention that you are looking at applicable remediation methods for this site. That is good for the site to gain closure.

There may not be a reason to purge wells prior to sampling. There are many studies concerning this matter and they do not find a benefit that warrants the extra cost.

If you have any questions please call this office at (510) 567-6782.

Sincerely,

Thomas F. Peacock, Manager
Division of Environmental Protection

c: Melissa Gossell, Fluor Daniel GTI, 757 Arnold Dr., Suite D,
Martinez, CA 94553
James Van Loben Sels, William T. & M. Harding Trust, P. O.
Box 435, Alamo, CA 94507
Dick Pantages, Chief - file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

April 27, 1998
STID 1082

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Scott M. DeMuth:

This office has received and reviewed Quarterly Groundwater Monitoring and Sampling Reports dated January 23 and April 14, 1998 by Fluor Daniel GTI. The following are comments concerning these reports.

There are no comments or recommendations concerning what should be done in the future at this site. The contamination seems well defined and perhaps some action should be taken to help remediate what is left.

There may not be a reason to purge wells prior to sampling. There are many studies concerning this matter and they do not find a benefit that warrants the extra cost.

If you have any questions please call this office at (510) 567-6782.

Sincerely,

Thomas F. Peacock, Manager
Division of Environmental Protection

c: Eileen Brennan, 757 Arnold Dr., Suite D, Martinez, CA 94553
Dick Pantages, Chief - file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

August 14, 1997
STID 1082

Scott M. DeMuth
Sears Roebuck & Company
Department 824C, Building A2-281A
Hoffman Estates, IL 60179

Re: 2633 Telegraph Ave., Oakland, CA 94612

Dear Scott M. DeMuth:

This office has received and a:

Quarterly Groundwater Monitoring and Sampling Report dated
April 15, 1997 by Fluor Daniel GTI, and a
Pilot Testing Report dated May 22, 1997 by Fluor Daniel GTI.
The following are comments concerning these reports.

This office agrees with the proposal to use a skimmer to remove
product remaining around MW-3 and to not do any other type of
active remediation. This office also agrees with the submission
of a risk assessment in order to achieve site closure, if
possible. In the mean time, you are reminded that quarterly
monitoring reports are still due, The next one would be for
sampling done in May, followed by a round of sampling in August
of 1997.

If you have any questions please call this office at (510) 567-
6782.

Sincerely,

Thomas F. Peacock, Manager
Division of Environmental Protection

c: Eileen Brennan, 757 Arnold Dr., Suite D, Martinez, CA 94553
file



FLUOR DANIEL GTI

ENVIRONMENTAL
PROTECTION
97 MAY 27 AM 9:44

STID 1082

LETTER OF TRANSMITTAL

To: Sears, Roebuck and Co.
Department 824C A2 - 158B
3333 Beverly Road
Hoffman Estates, IL 60179

Date: May 23, 1997

Re: Store No. 1058
2633 Telegraph Ave
Oakland, CA

Attn: Scott M. DeMuth

From: Michael Wray

We are sending: Attached Via Airborne

The following:

Report Originals Shop Drawings Samples Specifications
 Copy(s) Proposal Other

COPIES	DATE	DESCRIPTION
1	05/22/97	Pilot Testing Report Store No. 1058, 2633 Telegraph Avenue, Oakland, CA

Transmitted as checked:

Approved For Approval Approved as Noted For Correction For Your Use
 As Requested For Comments For Your Records For Distribution Other

Comments:

Scott: Enclosed is the final copy of the Pilot Testing Report for Sears Store 1058, Oakland, CA.

Thanks, Mike

c: Mr. Dale Klettke, Alameda County Health Care Agency

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



STID 1082

January 28, 1997

Sears Roebuck & Company
3333 Beverly Road
Department. 824C, Building A2-281A
Hoffman Estates, IL 60179
ATTN: Bernadine Palka

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

RE: 2633 TELEGRAPH AVENUE, OAKLAND, CALIFORNIA 94612

Dear Bernadine Palka:

This office is in receipt of and has completed review of the case file for this site, up to and including the January 14, 1997, Fluor Daniel GTI (GTI) "Quarterly Groundwater Monitoring and Sampling Report".

This office has the following comment on the GTI report:

- ◆ It appears from review of the historical groundwater analyses that source wells MW-2, MW-3 and MW-4, could possibly benefit from enhanced bioremediation. The introduction of oxygen-releasing compounds (ORCs) into the shallow groundwater aquifer would most likely expedite case closure with the Regional Water Quality Control Board (RWQCB).

If you have any questions or comments, please feel free to call Thomas Peacock directly at (510)567-6782.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Mr. Michael Wray, Groundwater Technology, Inc., 4057 Port Chicago Highway,
Concord, CA 94520
Thomas Peacock, LOP Manager--files

1082orc.use

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

STID 1082

May 28, 1996

Sears Roebuck & Company
3333 Beverly Road
Department. 824C, Building A2-281A
Hoffman Estates, IL 60179
ATTN: Bernadine Palka

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

RE: 2633 TELEGRAPH AVENUE, OAKLAND, CALIFORNIA 94612

Dear Bernadine Palka:

This office is in receipt of and has completed review of the case file for this site, up to and including the May 14, 1996 Fluor Daniel GTI, "Amendment to Remedial Action Plan/Work Plan".

The original scope of work proposed pumping groundwater from an extraction well to be installed near monitoring well MW-3. In addition, a 12-hour groundwater pump test was proposed to determine well yield and product recharge into the well under pumping conditions.

It is my understanding that the groundwater pump test will not be conducted as part of the Remedial Action Plan (RAP), and that alternate approaches for removing the separate-phase hydrocarbons (free product) in monitoring well MW-3 will be addressed during the pilot studies. These approaches will include skimming of free product from MW-3, and will include a short term depression of the groundwater table in order to determine whether free product accumulation increases under groundwater pumping conditions. This will allow for a more cost-effective approach for free product removal in well MW-3.

This amended work plan is approved. Please notify this office 72 hours in advance of field activities surrounding implementation of the RAP. Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Mr. Michael Wray, Fluor Daniel GTI, 757 Arnold Drive, Suite D, Martinez, CA 94553
Thomas Peacock, LOP Manager--files

1082rap1.add

Be



FLUOR DANIEL GTI

STD
2801

ENVIRONMENTAL
PROTECTION
96 MAY 16 PM 12:48

May 14, 1996

Mr. Dale Klettke
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Amendment to Remedial Action Plan/Work Plan
Sears Store 1058
2633 Telegraph Avenue
Oakland, California

Dear Mr. Klettke:

Groundwater Technology, Inc has prepared this letter on behalf of Sears, Roebuck and Company regarding the Remedial Action Plan/Work Plan (RAP/WP) submitted to the Alameda County Health Care Services Agency (ACHCS) on September 8, 1995, for the subject site. Correspondence from the ACHCS approving the RAP/WP scope of work was received January 30, 1996.

The original scope of work proposed pumping groundwater from an extraction well to be located near monitoring well MW-3 to 1) lower the water table to enhance aerobic biodegradation of hydrocarbons, 2) control the dissolved-phase plume, and 3) enhance separate-phase hydrocarbon (SPH) recovery. Initially, a 12-hour groundwater pump test was proposed to determine well yield and product recharge into the well under pumping conditions. However, recent regulatory changes regarding site cleanups, in conjunction with the limited product thickness currently in monitoring well MW-3, may no longer make this remedial approach a cost effective one. Therefore, alternate approaches for removal of the SPH in the subsurface at this site will be addressed during the pilot studies. These approaches will include skimming of product from MW-3 and monitoring the rate of product recharge into the well, and conducting a short term depression of the water table in MW-3 to determine if product accumulation increases under pumping conditions. Fluor Daniel GTI recommends that an aquifer test not be conducted as initially proposed, but instead, recommends the alternative approaches be approved as part of the RAP/WP.

Should you have any comments or questions concerning this proposed change in the scope of work, please contact me at (510) 370-3990.

Sincerely,

Michael J. Wray
Zone Project Manager



FLUOR DANIEL GTI

Bridget A. Baxter
Lead Geologist



FLUOR DANIEL GTI

Michael J. Wray
Geologist & Project Manager

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

STID 1082

May 1, 1996

Sears Roebuck & Company
3333 Beverly Road
Department. 824C, Building A2-281A
Hoffman Estates, IL 60179
ATTN: Bernadine Palka

RE: 2633 TELEGRAPH AVENUE, OAKLAND, CALIFORNIA 94612

Dear Bernadine Palka:

This office is in receipt of and has completed review of the case file for this site, up to and including the April 24, 1996 Groundwater Technology, Inc. (GTI), "Quarterly Groundwater Monitoring and Sampling Report".

Laboratory analysis of groundwater samples collected from monitoring wells MW-5, MW-6 and MW-7 have shown non-detectable concentrations of total petroleum hydrocarbons as gasoline and motor oil (TPHg and TPHmo), benzene, toluene, ethyl benzene, and total xylenes (BTEX) for several consecutive quarters.

At this time please adhere to a revised **semi-annual (1st and 3rd quarters)** schedule of well sampling, monitoring, and report submittal for monitoring wells MW-5, MW-6 and MW-7, **beginning with the third quarter 1996**. Semi-annual monitoring and report submittal should be performed in the first quarter (seasonally high groundwater elevation) and third quarter (seasonally low groundwater elevation). Sample analytes shall continue to be total petroleum hydrocarbons as gasoline and motor oil (TPHg and TPHmo), and the aromatic compounds benzene, toluene, ethyl benzene and total xylene isomers (BTEX). **In addition, groundwater samples should be analyzed for the presence of methyl-tert-butyl-ether (MTBE).**

Please continue to adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal for monitoring wells MW-1, MW-2, MW-3, MW-4 and MW-8. Sample analytes shall continue to be total petroleum hydrocarbons as gasoline and motor oil (TPHg and TPHmo), and the aromatic compounds benzene, toluene, ethyl benzene and total xylene isomers (BTEX). **In addition, groundwater samples should be analyzed for the presence of methyl-tert-butyl-ether (MTBE).**

In addition, groundwater elevation readings for the eight (8) monitoring wells (MW-1 through MW-8) have been performed on a **monthly** basis. Groundwater elevation readings for wells MW-1 through MW-8 may now be performed on a **quarterly** basis.

Bernadine Palka
RE: 2633 Telegraph Avenue, Oakland CA
May 1, 1996
Page 2 of 2

Groundwater samples from monitoring wells MW-2, MW-5, MW-6, MW-7 and MW-8 have been analyzed for dissolved cadmium, chromium, lead, nickel, and zinc by EPA Methods 6010 and 7421. In addition, the groundwater samples collected from monitoring well MW-4 has been analyzed for lead by EPA Method 7421. The laboratory results of groundwater samples collected from these monitoring wells have documented that detectable concentrations of dissolved metals are well below maximum contaminant levels (MCLs) for primary drinking water standards. **Please be advised that these dissolved metal analyses are no longer being required by this office.**

In future reports, please have your consultant provide an interpretation of results which include any comments and/or recommendations for additional work. Interpretation of results may include comparisons of detected soil/groundwater concentrations of petroleum hydrocarbons and/or metals to MCLs, risk-based screening levels (RBSLs), Preliminary Remediation Goals (PRGs), etc.

In addition, no information pertaining to the implementation of the remedial action plan was included in the April 24, 1996 - Groundwater Technology, "First Quarter Groundwater Monitoring and Sampling Report". The Alameda County Health Case Services Agency (ACHCSA) Remedial Action Plan (RAP) approval letter, dated January 30, 1996, requested that this office be advised on the progress of the RAP work plan. Please provide this office with this information on a timely basis.

Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Mr. Michael Wray, Groundwater Technology, Inc., 4057 Port Chicago Highway,
Concord, CA 94520
Thomas Peacock, LOP Manager--files

1082sche.red

bc

ALAMEDA COUNTY ENVIRONMENTAL
HEALTH DEPARTMENT

ENVIRONMENTAL PROTECTION DIVISION
1131 Harbor Bay Parkway, Suite #250
Alameda, CA 94502-6577
Telephone (510) 567-6700
Fax Number (510) 337-9335

FAX COVER SHEET

DATE: 11/30/ _____, 19 96

TO: MIKE WRAY _____

GTI _____

FAX # (510) 370-3991 _____

Total number of pages including cover sheet 11

FROM: DAVE KUETTICK _____

NOTE: SORRY, FOR THE DELAY. I RECEIVED A
PHONE CALL RIGHT AFTER YOU CALLED, AND TOTALLY
FORGOT.

(SMILE) have a nice day.
DO SOMETHING FOR OUR ENVIRONMENT.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 1082

January 30, 1996

Sears Roebuck & Company
3333 Beverly Road
Department. 824C, Building A2-281A
Hoffman Estates, IL 60179
ATTN: Bernadine Palka

DEPARTMENT OF PUBLIC HEALTH
499 Fifth Street
Oakland, California 94607
(510)

RE: 2633 TELEGRAPH AVENUE, OAKLAND, CALIFORNIA 94612

Dear Bernadine Palka:

This office is in receipt of and has completed review of the case file for this site, up to and including the January 17, 1996 Groundwater Technology, Inc. (GTI), "Quarterly Groundwater Monitoring and Sampling Report". This letter, however is in reference to the September 8, 1995 Groundwater Technology, Inc., "Remedial Action Plan/Work Plan" prepared for the above referenced site.

This Remedial Action Plan (RAP) utilizes a combination of remedial technologies to effectively address the petroleum hydrocarbon contamination found in both the unsaturated and saturated zones. The hydrocarbons which have been detected beneath the site consists of a mixture of used oil and gasoline constituents. The distribution of the petroleum hydrocarbons have been detected in three primary phases: adsorbed in the soils, dissolved in the groundwater, and liquid-phase hydrocarbons (free product) floating on the groundwater.

The proposed RAP utilizes the following remedial technologies to effectively address the plume:

- Bioremediation of the used oil in the saturated and unsaturated zones. The bioremediation process is proposed to work in conjunction with the groundwater pumping system.
- Soil vapor extraction to remove volatile hydrocarbons and to provide oxygen to the unsaturated zone for improved bioremediation efficiency. Monitoring well MW-2 will be used as a vapor extraction point and would be augmented by the installation of three (3) additional vapor extraction wells. An estimated effective radius of influence was calculated to be in the range of 35 to 45 feet, based on the soil types encountered on the site. However, the effective radius of influence for soil-vapor extraction of 35 to 45 feet may be too optimistic. The results obtained from the proposed soil-vapor extraction test will provide a more accurate estimate of this and other parameters.

Bernadine Palka
RE: 2633 Telegraph Avenue, Oakland CA
January 30, 1996
Page 2 of 3

- Groundwater pumping and free product recovery for control of the dissolved-phase plume and for removal of free product in monitoring well MW-3. Groundwater pumping will be initiated to lower the water table, to enhance aerobic biodegradation of hydrocarbons, to control the dissolve-phase plume, and to enhance free product recovery in the vicinity of monitoring well MW-3. The number of recovery wells required to control the dissolved-phase plume is to be determined from a pump test which will be conducted on site. Currently, GTI anticipates that a recovery well will be installed at the location of monitoring well MW-3. The pumped fluids will be piped to an oil-water separator where the free product will be separated and piped to a recovery tank. The groundwater will be pumped to a low-profile air stripper and the treated groundwater will be discharged to the public owned treatment works (POTW) or to the storm sewer system under permit.

In the "Off-Site Soil Assessment Report" dated March 27, 1995, GTI recommended the installation of monitoring wells at the locations of soil probe points SB-5 and SB-6. Since these were only temporary wells, GTI proposes to install 2-inch-diameter wells in these locations to monitor the performance of the remediation system and to define the lateral extent of petroleum hydrocarbons. Since monitoring wells MW-7 and MW-8 already define the lateral extent of petroleum hydrocarbons in the southwestern portion of the site, **a monitoring well located in the vicinity of SB-6 is probably not required.** However, a monitoring well located in the vicinity of SB-5 could be used to monitor any contamination present down gradient of the proposed vapor extraction well, which is to be installed in the vicinity of boring B-2. This monitoring well could also be used to determine the zone of influence for this proposed vapor extraction well.

Additional assessments include the biotreatability test, the soil vapor extraction test and the groundwater pump test. These assessments will help to determine the optimum conditions for effective implementation of the bioremediation process, the calculation of the effective radius of influence for each of the vapor extraction points, and the size and type of the water treatment system to be installed on site and to determine whether a single pumping well will be sufficient to capture the free product plume.

This Remedial Action Plan/Work Plan is approved. Please keep this office advised on progress of the work plan pertaining to this site.

Once free product has been removed, this site should be reevaluated to determine whether continued ground water pumping is warranted. The goal of this RAP is to ultimately reclassify this site as a "Low Risk Groundwater Case" as defined in the Regional Water Quality Control Board (RWQCB) "Interim Guidelines on Required Cleanup at Low Risk Fuel Sites". The preferred management strategy for "Low Risk Groundwater Cases" are passive bioremediation and continued ground water monitoring until this site qualifies for eventual case closure.

Bernadine Palka
RE: 2633 Telegraph Avenue, Oakland CA
January 30, 1996
Page 3 of 3

I have recently taken over this case file from Thomas Peacock of this office. Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

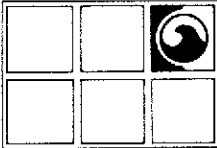
Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Mr. Michael Wray, Groundwater Technology, Inc., 4057 Port Chicago Highway,
Concord, CA 94520

Bc Gil Jensen, Alameda County District Attorneys Office
Thomas Peacock, LOP Manager--files



GROUNDWATER TECHNOLOGY, INC.

1401 Halyard Drive, Suite 140, West Sacramento, CA 95691, (916) 372-4700

FAX (916) 372-8781

November 6, 1995

Mr. Dale Klettke
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

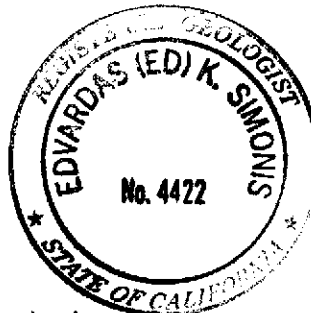
Subject: Remedial Action Plan/Work Plan
Sears Store 1058
2633 Telegraph Avenue
Oakland, California
GTI Project 02020 0094

Dear Mr. Klettke:

I reviewed the subject Remedial Action Plan/Work Plan, dated September 8, 1995, and generally concur with the proposed remedial approach. **The effective radius of influence for soil-vapor extraction of 35 to 45 feet estimated in the work plan may be too optimistic.** The results obtained from the proposed soil-vapor extraction test will provide a more accurate estimate of this and other parameters. **The procedures for performing the soil-vapor extraction test and groundwater pump test, duration of the tests, and final locations and construction details of the proposed wells will be adjusted in the field, depending on the initial findings obtained during the testing and drilling activities.**

Sincerely,
Groundwater Technology, Inc.
Submitted by: _____

Ed K. Simonis, R.G. #4422
Senior Geologist



c: Ms. Bernadine Palka - Sears, Roebuck and Co.
Mr. Michael Wray - Groundwater Technology, Inc.

wpreview.ltr(Sears)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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 94502-6577
(510) 567-6700

June 8, 1995
STID 1082

Scar's, Roebuck & Co.
ATTN: Bernadine Palka
3333 Beverly Rd.
Dept. 824C, Bldg. A2-281A
Hoffman Estates, IL 60179

RE: 2633 Telegraph Ave., Oakland, CA 94612

Dear Bernadine Palka:

This office has received and reviewed a Quarterly Groundwater Monitoring and Sampling Report dated May 12, 1995 by Groundwater Technology, Inc., concerning the above site. This office accepts the report, with the following comments:

1. It seems that most of the contamination is centered around MW-03, with MW-02 and MW-04 also having motor oil contamination. The previous off-site assessment report dated March 27, 1995 mentioned installation of 2 additional groundwater monitoring wells. There was no mention of whether or not this activity will take place or when.
2. It is also good that you acknowledge that you will look into the feasibility of remediating the site.
3. It has been rumored that this site has been sold so that there is another owner. We have known that this site is actually two parcels with a different set of owners. Please submit information to clarify this situation.

If you have any questions, please contact this office at (510) 567-6782.

Sincerely,

Thomas Peacock, Supervising HMS
Division of Environmental Protection

c: ~~Mec~~ Ling Tung, Acting Chief files
Michael Wray, Groundwater Technology, 4057 Port Chicago
Hwy., Concord, CA 94520
Chris Carpenter, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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 94502-6577
(510) 567-6700

April 12, 1995
STID 1082

Sear's, Roebuck & Co.
ATTN: Bernadine Palka
3333 Beverly Rd.
Dept. 824C, Bldg. A2-281A
Hoffman Estates, IL 60179

RE: 2633 Telegraph Ave., Oakland, CA 94612

Dear Bernadine Palka:

This office has received and reviewed an Off-site Soil Assessment Report dated March 27, 1995 by Groundwater Technology, Inc., concerning the above site. This office accepts the report, with the following comments:

1. This office agrees with recommendations on page ii of the Executive Summary, although it is not described where 2 additional groundwater monitoring wells would be installed.
2. It is also good that you acknowledge that you will look into the feasibility of remediating the site.
3. It has been rumored that this site has been sold so that there is another owner. We have known that this site is actually two parcels with a different set of owners. Please submit information to clarify this situation.

If you have any questions, please contact this office at (510) 567-6782.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Peacock', written over a horizontal line.

Thomas Peacock, Supervising HMS
Division of Environmental Protection

cc: Ariu Levi, Acting Chief - files
Michael Wray, Groundwater Technology, 4057 Port Chicago
Hwy., Concord, CA 94520
Chris Carpenter, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

March 27, 1995
STID 1082

Sear's, Roebuck & Co.
ATTN: Bernadine Palka
3333 Beverly Rd.
Dept. 824C, Bldg. A2-281A
Hoffman Estates, IL 60179

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

RE: 2633 Telegraph Ave., Oakland, CA 94612

Dear Bernadine Palka:

This office has received and reviewed a Quarterly Groundwater Monitoring and Sampling Report dated February 3, 1995 by Groundwater Technology, Inc., concerning the above site. This office accepts the report, with the following comments:

1. There are no comments, conclusions, or recommendations for further work in this report. It simply communicates the data that was generated during the monitoring episode.
2. It appears that the majority of remaining contamination is centered around MW-3, which was not sampled due to the presence of a sheen. The next quarterly sampling should be done in March, 1995.

If you have any questions, please contact this office at (510) 567-6782.

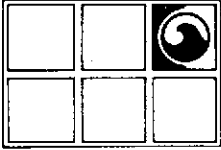
Sincerely,

Thomas Peacock, Supervising HMS
Division of Environmental Protection

cc: Ariu Levi, Acting Chief - files
Michael Wray, Groundwater Technology, 4057 Port Chicago
Hwy., Concord, CA 94520
Chris Carpenter, Alameda County District Attorney's Office

ENVIRONMENTAL
PROTECTION

95 MAR 28 PM 1:36



**GROUNDWATER
TECHNOLOGY** ®

Groundwater Technology, Inc.

March 27, 1995

15010 West 106th Street, Lenexa, KS 66215 USA
Tel: (913) 599-0262 Fax: (913) 599-1043

Mr. Thomas Peacock
Alameda County Health Care Services Agency
80 Swan Way, Room 200
Oakland, CA 94621

Subject: Off-Site Soil Assessment Report
Sears Store 1058
2633 Telegraph Avenue
Oakland, California

Dear Mr. Peacock:

Enclosed is the Soil Assessment Report for the above-referenced site. Groundwater Technology is submitting this report on behalf of the Sears Merchandise Group. Based on the results of this report, Groundwater Technology will pursue groundwater monitoring well installation and remediation feasibility testing at the site.

If you have any questions concerning the enclosed report, please call me at (510) 671-2387, at your convenience.

Sincerely,
Groundwater Technology, Inc.

A handwritten signature in cursive script that reads "Mike Wray".

Michael J. Wray
Zone Project Manager

Enclosure

c: Ms. Bernadine G. Palka, P.E., Sears Merchandise Group
Mr. David W. Daniels, Groundwater Technology, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

February 1, 1995
STID 1082

Sear's, Roebuck & Co.
ATTN: Bernadine Palka
3333 Beverly Rd.
Dept. 824C, Bldg. A2-281A
Hoffman Estates, IL 60179

Alameda County CC4530
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

RE: 2633 Telegraph Ave., Oakland, CA 94612

Dear Bernadine Palka:

This office has received and reviewed a Quarterly Groundwater Monitoring and Sampling Report dated December 7, 1994 by Groundwater Technology, Inc., concerning the above site. This office accepts the report, with the following comments:

1. Possible remediation decisions should probably wait until results of the further work which was proposed on November 4, 1994. It certainly seems, however, that MW-3 has the bulk of the contamination.
2. Our acceptance of that plan was dated December 5, 1994 and must have arrived after the above report was done.

If you have any questions, please contact this office at (510) 567-6782.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Thomas Peacock'.

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - files
Michael Wray, Groundwater Technology, 4057 Port Chicago
Hwy., Concord, CA 94520
Chris Carpenter, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

December 5, 1994
STID 1082

Sear's, Roebuck & Co.
ATTN: Bernadine Palka
3333 Beverly Rd.
Dept. 824C, Bldg. A2-281A
Hoffman Estates, IL 60179

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

RE: 2633 Telegraph Ave., Oakland, CA 94612

Dear Bernadine Palka:

This office has received and reviewed an Addendum to Workplan for Additional Soil and Groundwater Assessment dated November 4, 1994 by Groundwater Technology, Inc., concerning the above site. This office accepts the plan addendum. Please inform this office at least three days prior to implementation of the workplan.

If you have any questions, please contact this office at (510) 567-6782. Note that our office has moved.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Peacock'.

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - files
Michael Wray, Groundwater Technology, 4057 Port Chicago
Hwy., Concord, CA 94520
Chris Carpenter, Alameda County District Attorney's Office

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Sears Today Date 9/27/94

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Stds. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

Site Address 2633 Telegraph Av.
 City Oakland Zip 94612 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- ___ III. Underground Tanks

II.B ACUTELY HAZ. MATLS

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N)
- ___ 14. OnSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(f)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

III. UNDERGROUND TANKS (Title 23)

- | | |
|-------------------------------|--|
| General | ___ 1. Permit Application 25284 (H&S) |
| | ___ 2. Pipeline Leak Detection 25292 (H&S) |
| | ___ 3. Records Maintenance 2712 |
| | ___ 4. Release Report 2651 |
| | ___ 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | ___ 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose |
| | Semi-annual groundwater |
| | One time soils |
| | 3) Daily Vadose |
| | One time soils |
| | Annual tank test |
| | 4) Monthly Gndwater |
| | One time soils |
| Vadose/gndwater mon. | |
| 5) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| 6) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| 7) Weekly Tank Gauge | |
| Annual tank testing | |
| 8) Annual Tank Testing | |
| Daily Inventory | |
| 9) Other _____ | |
| New Tanks | ___ 7. Precip Tank Test 2643 |
| | Date: _____ |
| | ___ 8. Inventory Rec. 2644 |
| | ___ 9. Soil Testing 2646 |
| ___ 10. Ground Water. 2647 | |
| ___ 11. Monitor Plan 2632 | |
| ___ 12. Access. Secure 2634 | |
| ___ 13. Plans Submit 2711 | |
| Date: _____ | |
| ___ 14. As Built 2635 | |
| Date: _____ | |

also two 5-gal buckets of soil cuttings

8:30 arrived onsite
 Comments:
 9:00 Mark Garcia of GTI arrived.
 There are steel plates over a pit which may be former U.D. UST. There is no indication in the pavement where the gasoline USTs + pump island were. There are 14 drums of soil cuttings + 22 drums of purge water onsite. There's also one blue drum, unlabelled, w/a 2" diameter opening, ~ 4/5 full of white cloudy liquid, w/lots of rust on top (+ probably bottom). It has letters stamped in white: SM 25, 217841, 516 lbs, 55 gals. Checked MW3 for free product. (There was .02' in June). ~~DTP~~ DTP is 13.02' + DTW is 13.13', so there's ~~.11'~~ .11' free product. It was dark + oily.

9:48 left site

II, III

Contact: _____

Title: _____

Signature: Mark L. Lauer

Inspector: Jennifer Elbert

Signature: J Elbert

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

September 20, 1994
STID 1082

*Alameda County CC 4580
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda, CA 94502-6577*

Sear's, Roebuck & Co.
ATTN: Bernadine Palka
3333 Beverly Rd.
Dept. 824C, Bldg. A2-281A
Hoffman Estates, IL 60179

RE: 2633 Telegraph Ave., Oakland, CA 94612

Dear Bernadine Palka:

This office has received and reviewed a Quarterly Monitoring and Sampling Report for the above site dated August 2, 1994 by Groundwater Technology, Inc., concerning the above site.

There is a comment about measurable thickness of separate-phase hydrocarbons in MW-3 but no other reference to that well except that it was not monitored.

Please call this office at least 48 hours prior to scheduling field work. This coordination was arranged for September with Barry Temple but should continue in the future.

If you have any questions, please contact this office at (510) 271-4530. Please note our new address and phone.

Sincerely,

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - files
Michael Wray, Groundwater Technology, 4057 Port Chicago
Hwy., Concord, CA 94520
Chris Carpenter, Alameda County District Attorney's Office
Barry Temple, GTI, 275 East South Temple, Suite 321, Salt
Lake City, UT 84111
James Van Loben Sels, William T. & M. Harding Trust, P.O.
Box 435, Alamo, CA 94507



Alameda County
District Attorney's Office
John J. Meehan, District Attorney

100
HAZMAT
94 JUL 25 PM 2:24

File
STW
1082

July 22, 1994

Thomas Peacock
Supervising HMS
Alameda County Department of Environmental Health
Hazardous Materials Division
1131 Harbor Bay Pkwy
Alameda, CA 94502

Re: People v. Sears, Roebuck and Co.,
H-177289-8

Dear Tom,

We have received a check in the amount of twenty-five thousand dollars (\$25,000) drawn on the account of Sears, Roebuck and Co. This check is payable to the Alameda County Department of Environmental Health; Local Oversight Program Account. The check is in satisfaction of the judgment reached in the above case. Gil Jensen will personally oversee the distribution of the funds to ensure that your department is properly credited.

I would like to take this opportunity to express my appreciation for your invaluable assistance in this matter. Without your patience, perseverance and insight we would not have reached this resolution.

Please be sure to keep me apprised of Sear's progress towards closure. If any problems develop, it will now be much easier to take enforcement action.

Thanks again for your help.

Very truly yours,

JOHN J. MEEHAN
District Attorney

By:

Micheal O'Connor
Deputy District Attorney



Alameda County
District Attorney's Office
John J. Meehan, District Attorney

ALAMEDA COUNTY
CLERK OF SUPERIOR COURT
94 JUL 12 AM 11:26

July 7, 1994

Thomas Peacock
Supervising HMS
Alameda County Department of Environmental Health
Hazardous Materials Division
1131 Harbor Bay Pkwy
Alameda, CA 94502

Re: People v. Sears, Roebuck and Co.,
Docket No: H-177289-8; Alameda County Superior Court

Dear Tom,

The stipulated judgment in the above case was filed on July 1 in Department 30 of the Alameda County Superior Court. I enclose a copy of the agreement for your review. Some important highlights of the stipulation are as follows:

1) Remediation Issues.

Sears is to continue working with you to complete investigation/remediation to your satisfaction.

2) Penalties and costs.

Sears is to pay a total of \$25,000 to your agency. The money is due in this office by July 15. Gil has indicated that he will personally handle the processing of the check to insure that your department gets appropriately credited.

3) Disputes.


If you are unhappy with the direction or the progress of Sears' remediation efforts, please let me know. Under the terms of the judgment, we will need to give Sears written notice of any failure, and 60 days in which to correct that failure. If at the end of that 60 days, Sears has not satisfactorily resolved the problem, we will be free to file a contempt proceeding.

Thomas Peacock
July 7, 1994
Page 2

Thank you for your assistance in this matter. I will contact you again when the fine has been paid.

Very truly yours,

JOHN J. MEEHAN
District Attorney

By: 
Micheal O'Connor
Deputy District Attorney

JJM:MO

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

June 20, 1994
STID 1082

Sear's, Roebuck & Co.
ATTN: Bernadine Palka
3333 Beverly Rd.
Dept. 824C, Bldg. A2-281A
Hoffman Estates, IL 60179

RE: 2633 Telegraph Ave., Oakland, CA 94612

Dear Bernadine Palka:

This office has received and reviewed a Workplan for Additional Soil and Groundwater Assessment dated June 8, 1994 by Groundwater Technology, Inc., concerning the above site. This office accepts the drilling of 3 borings and installation of three monitoring wells to further investigate the extent of contamination. Please inform this office at least three days prior to implementation of the workplan.

If you have any questions, please contact this office at (510) 271-4530.

Sincerely,

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - files
Michael Wray, Groundwater Technology, 4057 Port Chicago
Hwy., Concord, CA 94520
Chris Carpenter, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

June 6, 1994
STID 1082

Sear's, Roebuck & Co.
ATTN: Bernadine Palka
3333 Beverly Rd.
Dept. 824C, Bldg. A2-281A
Hoffman Estates, IL 60179

RE: 2633 Telegraph Ave., Oakland, CA 94612

Dear Bernadine Palka:

This office has received and reviewed a Quarterly Monitoring and Sampling Report dated May 20, 1994 by Groundwater Technology, Inc., concerning the above site. This office accepts the report and looks forward to the next quarterly report including the implementation of the last workplan which involved installation of 2 to 3 additional monitoring wells. Although levels of contamination are decreasing there is still an open ended area to the west of MW-7 and MW-8, which is to be investigated.

If you have any questions, please contact this office at (510) 271-4530.

Sincerely,

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: ~~Edgar Howell~~, Chief - files
Michael Wray, Groundwater Technology, 4057 Port Chicago
Hwy., Concord, CA 94520
Chris Carpenter, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

March 21, 1994
STID 1082

Sear's, Roebuck & Co.
ATTN: Bernadine Palka
3333 Beverly Rd.
Dept. 824C, Bldg. A2-281A
Hoffman Estates, IL 60179

RE: 2633 Telegraph Ave., Oakland, CA 94612

Dear Bernadine Palka:

This office has received and reviewed an Additional Soil and Groundwater Assessment Report dated January 28, 1994 and a Quarterly Monitoring and Sampling Report dated March 1, 1994, both by Groundwater Technology, Inc., concerning the above site. This office accepts the reports with the following comment:

Page 7 of the first report says that it is unlikely that there is any offsite migration of contamination. However, Figure 5 of the second report shows concentration contours which are open ended south and west of MW-7. This area of uncertainty is offsite. This questionable area should be explored before a feasibility study is done to remediate contamination at the site.

If you have any questions, please contact this office at (510) 271-4530.

Sincerely,

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - files
Michael Wray, Groundwater Technology, 4057 Port Chicago
Hwy., Concord, CA 94520
Chris Carpenter, Alameda County District Attorney's Office

1. When were gas tanks published? \checkmark \ll 1986
- documentation none
 - soil contamination ~~and~~ no samples
 - overex & confirmatory samples none
 - ~~no~~ motor oil as a gas of fuel tank area?

2. When did they get serious in 1992.

3. When did they know from Wales, end of 1992
contamination - when did they install wells?

4. When was soil contamination remediated.
How much time between over ex & GW investigation?
over 7 years

some residual eff
may not be important

Fears proposed in letter dated Feb 20, 1986
to be removed, due to budgetary constraints, over 7
years over the next 2 years, (By Feb 1988)
Tanks were not removed until Sep 90, over
2 1/2 years later & 4 1/2 years after they knew
of the regulations.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

December 27, 1993
STID 1082

Sear's, Roebuck & Co.
ATTN: Bernadine Palka
3333 Beverly Rd.
Dept. 824C, Bldg. A2-281A
Hoffman Estates, IL 60179

RE: 2633 Telegraph Ave., Oakland, CA 94612


Dear Bernadine Palka:

This office has received and reviewed a Quarterly Monitoring and Sampling Report dated November 12, 1993 concerning the above site. This office accepts the report with the following comment:

Further work with some additional monitoring wells has already been done. Information concerning this additional work should be incorporated into the next quarterly report, which should be due in January 1994.

If you have any questions, please contact this office at (510) 271-4530.

Sincerely,


Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - files
Michael Wray, Groundwater Technology, 4057 Port Chicago
Hwy., Concord, CA 94520
Chris Carpenter, Alameda County District Attorney's Office

1, When well results done palka

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

November 19, 1993
STID 1082

Sear's, Roebuck & Co.
ATTN: Bernadine Palka
3333 Beverly Rd.
Dept. 824C, Bldg. A2-281A
Hoffman Estates, IL 60179

RE: 2633 Telegraph Ave., Oakland, CA 94612

Dear Bernadine Palka:

This office has received and reviewed a Workplan for Additional Soil and Groundwater Assessment dated October 6, 1993 by Groundwater Technology, Inc., concerning the above site. This office accepts the plan with the following comment:

The location of the 4 borings is questionable. This was discussed today with Mike Wray, who now agrees. There should be a boring and probably a well in the downgradient direction from MW-3. The proposal shows 4 boring locations, all of which are cross gradient from MW-3, the well with the highest levels of contamination.

If you have any questions, please contact this office at (510) 271-4530.

Sincerely,

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - files
Michael Wray, Groundwater Technology, 4057 Port Chicago
Hwy., Concord, CA 94520
Chris Carpenter, Alameda County District Attorney's Office

$$\begin{aligned}
 g_i(\bar{x}) &\leq b_i \quad i = m^1 + 1, \dots, m \\
 -g_i(\bar{x}) &\leq -b_i \quad i = m^1 + 1, \dots, m
 \end{aligned}
 \tag{44}$$

If \bar{x}^0 is a local or global optimum of problem (44) then by Theorem 19 the Kuhn-Tucker conditions are as follows:

There exists some $\bar{\lambda}^0 = (\lambda_1^0, \dots, \lambda_{m^1}^0, l_{m^1+1}^0, \dots, l_m^0, j_{m^1+1}^0, \dots, j_m^0)$

such that

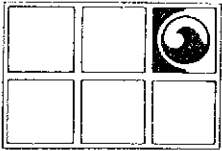
$$\left(\frac{\partial f}{\partial x_j}\right)(\bar{x}^0) + \sum_{k=1}^{m^1} \lambda_k^0 \left(\frac{\partial g_k}{\partial x_j}\right)(\bar{x}^0) + \sum_{k=m^1+1}^m l_k^0 \left(\frac{\partial g_k}{\partial x_j}\right)(\bar{x}^0)
 \tag{45}$$

$$- \sum_{k=m^1+1}^m j_k^0 \left(\frac{\partial g_k}{\partial x_j}\right)(\bar{x}^0) = 0 \quad (j=1, \dots, n)$$

$$\lambda_i^0 (b_i - g_i(\bar{x}^0)) = 0 \quad i=1, \dots, m^1.
 \tag{46}$$

$$l_i^0 (b_i - g_i(\bar{x}^0)) = 0 \quad i=m^1+1, \dots,
 \tag{47}$$

$$j_i^0 (g_i(\bar{x}^0) - b_i) = 0 \quad i=m^1+1, \dots, m
 \tag{48}$$



**GROUNDWATER
TECHNOLOGY, INC.**

ALCO
HAZMAT

93 NOV 18 AM 10: 50

4057 Port Chicago Highway, Concord, CA 94520 (415) 671-2387

FAX: (415) 685-9148

To: Alameda County Date: 11/16/93 Job No. _____

Health Services Agency

80 Swan Way Room 200

Oakland, CA 94621

RE: Quarterly Monitoring + Sampling Report
August thru October 1993
Former Sears Center, Telegraph Avenue

Attn: Mr. Thomas Peacock From: _____

We are sending: Attached Via _____

The following:

- Report Originals Shop Drawings Samples
 Specifications Copy(s) Proposal Other _____

COPIES	DATE	DESCRIPTION
1	11/12/93	Quarterly Monitoring + Sampling Report - August through October 1993
		Former Sears Automotive Center
		2633 Telegraph Avenue
		Oakland, CA

Transmitted as checked:

- Approved For Approval Approved as Noted For Correction
 For Your Use As Requested For Comments
 For Your Records For Distribution _____

Sear. 7-165

2633 Telegraph Oak

STIP Bill Harding - 9462
1082 30000

→ owner property -

→ actually at
(2600, 2630

→ 40000 of 1 parcel
Sears bought other

935-7050

All taxes are on property that
Sears owns, not other parcel.

may be responsible

(.5)

1105 11-15-93

ST 10 1082

last corresp. 7-23-93 NOR

6-1-93 letter

QMR

Oct 6 for Ray - July (1 qtr late does not allow for our comments to effect the next qtr's activities).

Workplan

All proposed wells are cross gradient

need to call

(35)

Dike Ray 671-2387

11:35

3 long gradient wells chosen & installed
wells in different areas, not in
bands - report due within
month - 12-15-93

12-27-93 QMR 1-15-93

250

last corresp. 10-19-93, Jan 1, 93

CC ; Chris Carpenter

write letter

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

June 1, 1993
STID 1082

Sear's, Roebuck & Co.
ATTN: Bernadine Palka
3333 Beverly Rd.
Dept. 824C, Bldg. A2-281A
Hoffman Estates, IL 60179

RE: 2633 Telegraph Ave., Oakland, CA 94612

Dear Bernadine Palka:

This office has received and reviewed a Quarterly Monitoring and Sampling Report dated May 18, 1993 and a Proposal to Change Groundwater Analyses dated May 20, 1993 concerning the above site. This office accepts the report and the schedule for further work. This office also accepts the proposed changes to the monitoring schedule.

Sampling is due this month.

If you have any questions, please contact this office at (510) 271-4530.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas Peacock".

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Richard Hiatt, RWQCB
Edgar Howell, Chief - files
Michael Wray, Groundwater Technology, 4057 Port Chicago
Hwy., Concord, CA 94520
Chris Carpenter, Alameda County District Attorney's Office



Alameda County
District Attorney's Office
John J. Meehan, District Attorney

92 APR 28 11:20

April 28, 1992

Dennis L. Hudson, Attorney
Law-Department 766
Sears, Roebuck and Co.
Sears Tower
Chicago, IL 60684

Dear Mr. Hudson:

We have just recently met with the various regulators in Alameda County to review the status of the underground tank sites with which our office is concerned. They gave us very mixed reviews on how well Sears seems to be responding.

The good news was that at the Hayward site the tanks have finally been pulled. You have probably heard, however, that there was some contamination. As I understand, the Dames & Moore initial conclusion is that they have excavated all soil contaminated, in their opinion, by the Sears facility. They believe they have reached soil contaminated by the underground gasoline tanks from the former CITGO gasoline station site. Further, I understand that Sears' plan is to remove all excavated soil from the site.

This is to request that Sears do its best to cooperate with CITGO in the delineation of the extent of contamination at this site and in the remediation of soil and groundwater. Hugh Murphy, Hayward Fire Department, is overseeing this site and reports that Dames & Moore have been very cooperative and responsive so far. Please be in touch with Mr. Murphy regarding the coordination with CITGO. Mr. Murphy has advised me that Hayward Fire Department will require monitoring wells in this area because of the contamination found.

The worst news involved Sears' Oakland facility where, as you know, the underground oil tanks were pulled from this site some time ago (gasoline tanks having been removed even earlier). There was contamination found at the sites of both the waste oil (west side of the building) and bulk oil (east side) tanks. Paul Smith, from Alameda County Hazmat, is overseeing this site. He reports that he has received no response of significance to his letter of February 11, 1992. It thus appears to us that the remediation activity that is required at these Oakland sites is not occurring.

To the east side of the facility, even though soil was removed to nondetect levels, because significant contamination was found it is

required that you determine if any groundwater contamination has occurred. This requires the placement of monitoring wells, at least one of which is within ten feet of the bulk oil tank site. To date, you have not submitted a workplan to Alameda County Hazmat which satisfies this requirement.

On the west side of the building, the soil contamination here requires delineation of the extent of contamination from gasoline, oil and grease, halocarbons and heavy metals . The placement of monitoring wells has been approved. Paul Smith requests that you advise him what specific constituents are being sought in both soil and groundwater sampling tests and he specifically requests that these include testing for all constituents previously detected. In addition, contaminated soil needs to be removed and/or remediated. Groundwater contamination also needs to be determined here and remediation addressed in a workplan.

Mr. Smith also made a request of you in his letter for certain items of documentation of the transportation and disposal of excavated stockpile material from both excavations. Please provide those within the next 14 days. He also wishes to receive any reports of data on lead sampling which are other than those in the August, 1991, report.

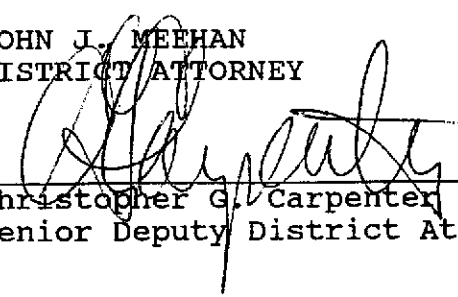
Please do not misunderstand that by our recent emphasis on the Hayward site tank removal we do not consider the Oakland site remediation to be important. You should be advised that our previous belief that Sears was attempting to respond to our requests for compliance with California's environmental laws erodes as each delay or failure to respond occurs.

Please contact Mr. Smith and Mr. Murphy to provide them with the information they require. Your prompt attention to the concerns expressed herein is appreciated.

Very Truly Yours,

JOHN J. MEEHAN
DISTRICT ATTORNEY

BY:


Christopher G. Carpenter
Senior Deputy District Attorney

cc: Paul Smith
Hugh Murphy

DATE: 3/4/92

TO : Local Oversight Program

FROM: SETP

SUBJ: Transfer of Eligible Oversight Case

Site name: Sears Roebuck + Co. Auto Ctr.

Address: 2623 Telegraph City CHICAGO Zip 94612

Closure plan attached? Y N DepRef remaining \$ _____

DepRef Project # _____ STID #(if any) 1082

Number of Tanks: 7 removed? Y N Date of removal 9/17-9/20/90

Leak Report filed? Y N Date of Discovery 9/19/90

Samples received? Y N Contamination: Yes

Petroleum Y N Types: Avgas Jet leaded unleaded Diesel fuel, oil waste oil kerosene solvents motor oil

Monitoring wells on site _____ Monitoring schedule? Y N

Briefly describe the following:

Preliminary Assessment _____

Remedial Action _____

Post Remedial Action Monitoring _____

Enforcement Action _____

Ms Bernadine Palke RP
Sear, Roebuck + Co.
Sears Tower Dep 731
B SC 39-34
Chicago, IL 60684

Comments: Holes were found in at least 5 of the seven tanks removed.

TPH as detected ranges from 52 ppm to 4,400 ppm. Hwy materials were also detected in soil samples on 1/4/91. GWS. H2O sampled on 2/27/91 shows levels from "ND" to 19,000 ppb TPH's. READ PAUL'S letter DATED 2/11/92. THE letter clarifies what needs to be done.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

Post-It™ brand fax transmittal memo 7671 # of pages ▶ 2

To	Bernadine Palka	From	Paul Smith
Co.	Sears	Co.	Alameda Co. Env. Health
Dept.	Environ. Env.	Phone #	510 271 4320
Fax #	312 906 0715	Fax #	510 568-3706

February 11, 1992

Ms. Bernadine Palka
Sears, Roebuck & Co.
Sears Tower
Dept. 731, BSC 39-34
Chicago, Illinois 60684

**Re: Phase II Work Plan Investigation for Sears Automotive
Center 2633 Telegraph Ave., Oakland, 94621**

Dear Ms. Palka:

Alameda County Environmental Health Department, Hazardous Materials Division is in receipt of the several investigative reports and work plan documenting activities associated with the removal of seven underground storage tanks (usts) at the above facility.

Former Motor Oil Tank Location:

The initial tank removal report dated October 12, 1990 prepared by American Environmental indicated contamination associated with the former motor oil tank location (previously containing 6 usts) which contained concentrations of 390 ppm Total Petroleum Hydrocarbons as diesel (TPHd) and 600 ppm Total Oil and Grease (TOG). At the time of the underground tank removals in this location two tanks were observed to contain either holes or seam cracks. At the time of the ust removals obvious staining was observed by your Consultant and this Agency beneath two of the former usts.

According to the Tri-Regional Board Staff Recommendations For Preliminary Evaluation and Investigation of Underground Storage Tank Sites, dated August 10, 1990, when contamination from either TPH or TOG is detected exceeding 100 ppm groundwater monitoring wells are required to be installed in order to determine whether impact to groundwater has occurred. A well must be placed within 10 feet of the tank in the verified down gradient direction.

- 1) The work plans do not indicate any post tank investigative or remedial work which has occurred or is proposed in the area of the former motor oil tank excavation located on the eastern side of the Automotive Center. You are required to submit a work plan to this office addressing measures proposed to identify or delimit soil and investigate for possible ground water contamination in this area.

Former Waste Oil Tank Excavation Area:

The initial tank removal report indicated soil contamination from TPHd as high as 4,400 ppm, TOG contamination as high as 6800 ppm, benzene contamination as high as 12 ppb, lead contamination as high as 440 ppm, tetrachloroethene as high as 82 ppb, trichloroethene as high as 17 ppb and acetone as high as 140 ppb.

Electronic cone penetrometer/soil boring work to determine the lateral and vertical extent of subsurface contamination was conducted

Ms. Palka
February 11, 1992
page 2 of 2

by American Environmental on February 25-28, 1991. The work plan submitted to this office dated January 4, 1991 specified that all soil samples would be analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), TPHd, TOG, volatile organics and lead. The August 1991 report documenting the findings of the February work stated that due to the small volume of soil collected neither samples from soil or groundwater could be completed. Upon review of the sampling results it also became apparent that analysis for lead were also neglected.

for volatile organics

- 1) The proposal to install 3 soil borings/monitoring wells in association with the former waste oil tank is acceptable. When analyzing samples of soil and groundwater you are required to analyze for the presence of all pollutants (listed above) formerly detected at the time of the ust removal.
- 2) You are requested to provide documentation to this office addressing the transportation and disposal of excavated stockpile material associated with both the east and west tank excavations and to provide copies of ust disposal manifests.

You are required to have your consultant notify this office with as much advance notice as is feasible when work is scheduled at the site so that if possible a representative from this office can observe some phase of the borings/well installation.

Should you have any questions regarding this letter please do not hesitate to contact me at (510) 271-4320.

Sincerely,

Paul M. Smith

Paul M. Smith
Hazardous Materials Specialist

cc:

Neil Zickefoose, AEMC
Gary Phipps, Sears Automotive, Oakland
Gil Jensen, Alameda County District Attorney's Office of
Consumer and Environmental Affairs
Eddy So, SFRWQCB
Howard Hatayama, DHS

AMERICAN
ENVIRONMENTAL MANAGEMENT CORP.

91 AUG 16 9:12:43

Please Refer To:
AEMC Job No. 82580

13 August 1991

Mr. Paul Smith
Alameda County Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, California 94621

**RE: EXTENSION FOR SUBMITTAL OF
CONTAMINATION ASSESSMENT REPORT
SEARS OAKLAND SITE, OAKLAND, CALIFORNIA**

Dear Mr. Smith:

This letter confirms Mike Stephens' conversation with Mr. Chris Carpenter of the Alameda County District Attorney's Office on 8 August 1991. The schedule for submittal of the Contamination Assessment Report for the Sears Oakland Site has been extended by the Alameda County District Attorney's Office from 15 August 1991 to 30 August 1991.

Also, on 8 August 1991, we discussed the cone penetrometer/Hydropunch assessment which American Environmental Management Corporation (AEMC) completed at this site in February, 1991. In particular, you verified that you, in conjunction with the California Regional Water Quality Control Board, had given Mr. Phil Walsack of AEMC verbal authorization to proceed with that investigation, as our records indicate.

To make their records complete, Sears requests that you further confirm this in writing at the earliest possible date. Your cooperation in this matter is greatly appreciated.

Sincerely,



Michael Stephens
Senior Engineering Geologist
Engineering Division



Neil H. Zickerfoose, R.G., C.E.G. 398
Geological Science Section Manager
Engineering Division

MLS/scg
11src-08(ms-7)

cc: Mr. Chris Carpenter, Alameda County District Attorneys Office, Department of
Environmental Health
Mr. Rob Henderson, AEMC Sales, San Leandro
Ms. Bernadine Palka, Environmental Engineer, Sears Roebuck & Co.



Please Refer To:
AEMC Job No. 82580

13 August 1991

Ms. Bernadine Palka
Sears, Roebuck and Co.
Sears Tower
Department 824C BSC 36-20
Chicago, Illinois 60684

RE: SUMMARY OF ACTIVITIES FOR THE SEARS OAKLAND AUTOMOTIVE
CENTER SITE, 2633 TELEGRAPH AVENUE, OAKLAND, CALIFORNIA

Dear Ms. Palka:

Enclosed is a Summary of Activities Report outlining investigative activities that have occurred to date at Sears Automotive Center, 2633 Telegraph Avenue, Oakland, California.

Please call if you have any questions.

Sincerely,

Michael L. Stephens
Senior Engineering Geologist
Engineering Division

Neil H. Zickefoose, R.G., C.E.G. 398
Geological Science Section Manager
Engineering Division

MLS/scg
r1src-08(ms-7)

Enclosure

cc: Paul Smith, Alameda County Department of Environmental Health

91 AUG 25 07:11:45