



March 29, 2000

Amir K. Gholami, REHS
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway
Alameda, California 94502-6577

2
1082

Handwritten signature

RE: **STID 1082**
Heating Oil Tank
Site Assessment and Groundwater Monitoring
Former Sears Retail Center #1058
2633 Telegraph Avenue
Oakland, California
D&M Job No. 00188-248-128
For Sears, Roebuck and Co.

Dear Mr. Gholami:

This letter has been prepared on behalf of Sears, Roebuck and Co. (Sears) to clarify issues addressed in your letter dated March 14, 2000 regarding the above-referenced site (Figure 1). Pursuant to your concurrence with Dames & Moore's work plan dated February 24, 2000, we plan to proceed with a soil and groundwater investigation related to a former 10,000-gallon fuel oil underground storage tank (UST) at the site. The scope of work will include some modifications as described below. For your reference, a Site Plan showing locations of previous soil borings and proposed monitoring wells relative to other site features is attached as Figure 2.

In response to the recent issues addressed in your letter regarding the proposed investigation, we offer the following clarification:

- To avoid confusion of well nomenclature between the retail center (investigation by Dames & Moore) and the auto center (investigation by IT Corporation), well names for the retail center area will be changed from a "MW" ("monitoring well")



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prefix to a "FOMW" (fuel oil monitoring well) prefix. As such, the proposed wells will be named FOMW-1, FOMW-2, and FOMW-3.

- The purpose of the proposed investigation is to assess subsurface conditions in the vicinity of the former 10,000-gallon fuel oil UST. Sears has the responsibility for environmental issues related to the former UST. Responsibility for environmental issues related to a former nearby dry cleaning facility, located just south of the former Sears retail center, was retained by Haagen Hollywood Partnership (Haagen) whose assets are managed by the Haagen Company LLC located at 23456 Hawthorne Boulevard, Suite 120, Torrance, California 90505. For this reason, the February 24, 2000 Work Plan is limited to investigating conditions related to the former UST. Any investigative work related to the former dry cleaning facility should be considered a separate scope of work to be addressed by Haagen.
- Wells FOMW-2 and FOMW-3 will be installed approximately 200 feet south and southwest, respectively, of the former UST and fill port. The locations are downgradient of the inferred direction of groundwater flow beneath the site. In an effort to adequately capture possible releases from the former UST, we have changed the proposed location of well FOMW-3 from the vicinity of former exploratory boring EB-18 to the vicinity of former borings EB-5 and EB-20, where bunker-oil range hydrocarbons were previously detected in soil and groundwater. The proposed location for Well FOMW-2 will not change (between former borings EB-16 and EB-7) because it provides a third monitoring point for assessing groundwater flow conditions and is considered an additional capture point for possible releases from the former UST. It should be noted that the proposed locations of these wells are based on inferred groundwater flow conditions as assessed from topography and previous detections of hydrocarbons in soil and groundwater. The actual flow direction may vary depending on results



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of surveyed water levels in the proposed wells. Dames & Moore will assess whether or not additional wells are needed to adequately monitor groundwater conditions following installation of the proposed wells.

We appreciate your attention to this matter and we look forward to working with you on this project. Please feel free to contact me at (714) 433-7694 if you have any questions or comments.

Very truly yours,

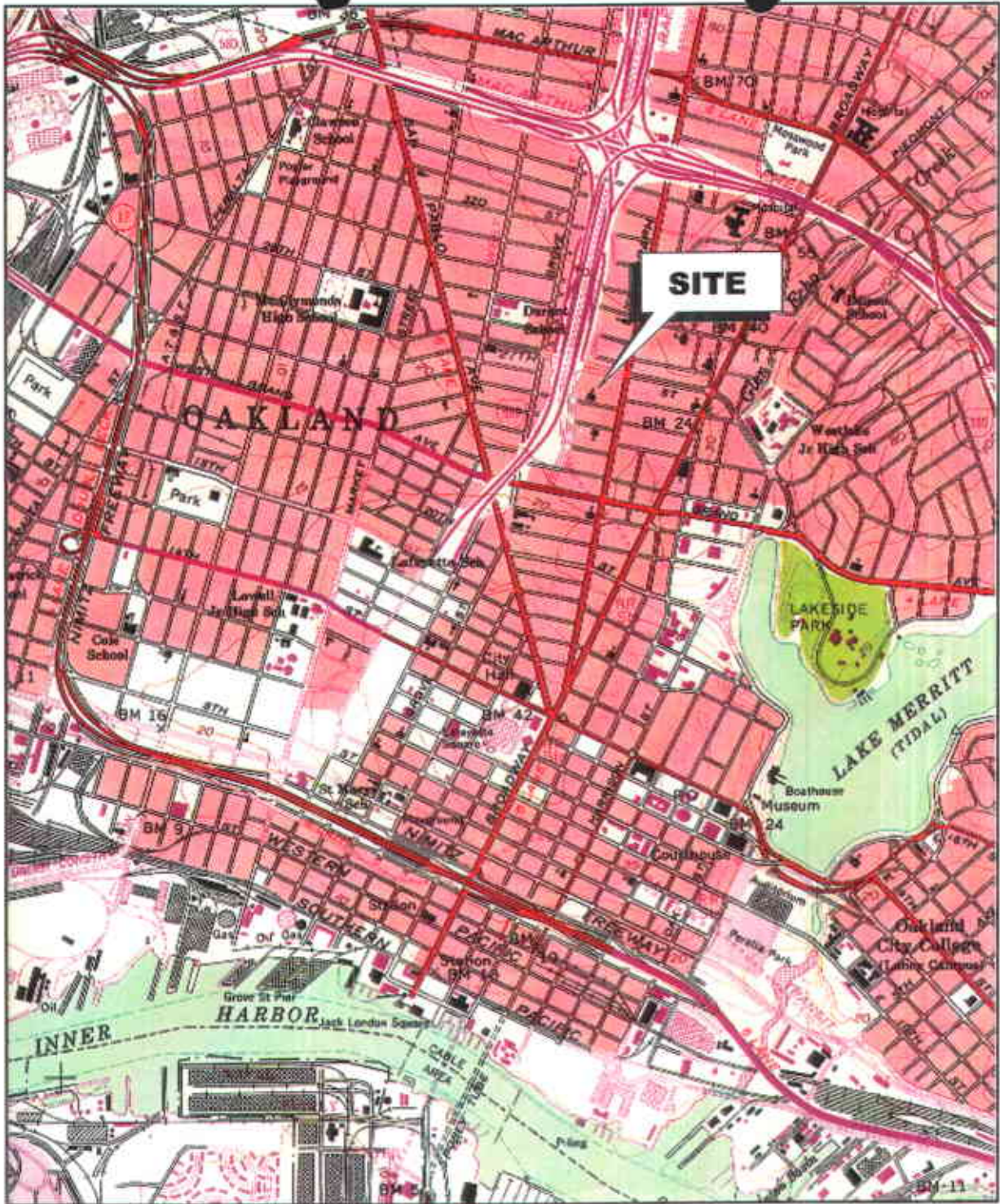
DAMES & MOORE

A handwritten signature in black ink, appearing to read 'Taras B. Kruk'.

Taras B. Kruk, R.G., C.HG.
Project Manager

w/Attach.

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



Source: USGS, Oakland West Quadrangle, California, 7.5 Minute Series Topographic, 1959 (photorevised, 1980)



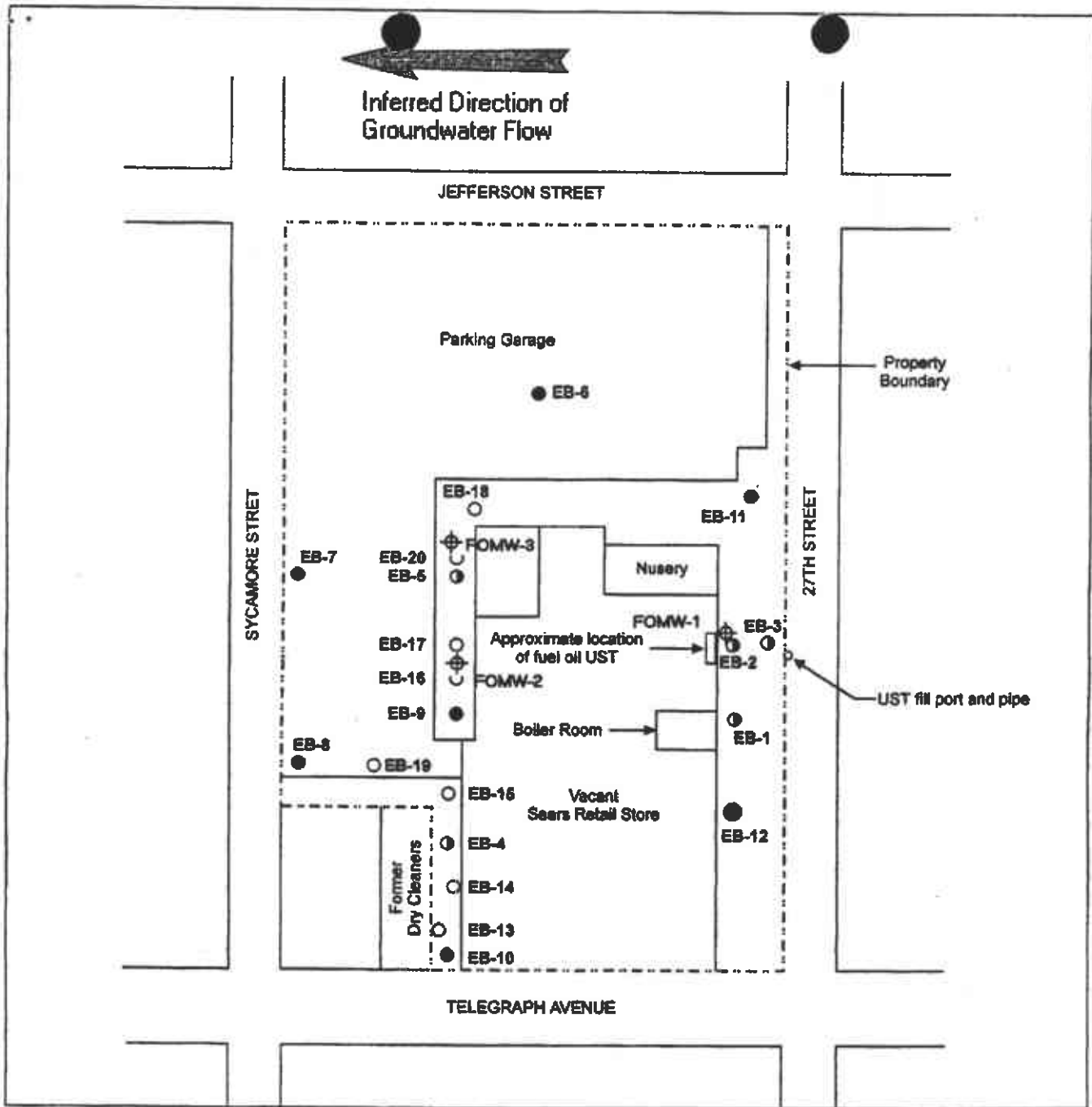
SITE LOCATION MAP

February 2000
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Sears Roebuck & Company
Soil & Groundwater Evaluation
Oakland, California



FIGURE 1



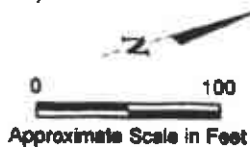
LEGEND

- Approximate location of exploratory boring (Lowney, May 1998)
- ⊙ Approximate location of exploratory boring (Lowney, April 1998)
- Approximate location of exploratory boring (SECOR, November 1998)
- ⊕ Proposed monitoring well locations

NOTES

- (1) Ground water grab samples were collected at EB-1 to EB-5, EB-8, EB-10, EB-11, EB-12, EB-13, EB-14, EB-15 and EB-18.
- (2) Soil and groundwater analytical results presented in tables 1 and 2.

Reference: Lowney Associates (1998)
SECOR (1998)



SITE PLAN

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Oakland, California



FIGURE 2