

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
05-11-06

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

May 10, 2006

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

Dear Mr. DeMuth:

Subject: Fuel Leak Case No. RO0000480, Sears Auto Center #1058B, 2600
Telegraph Ave., Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Addendum to Site Closure Assessment" dated June 24, 2005, prepared by URS Corporation (URS). URS recommended the excavation of soils from borings CB3, CB5, and CB8 containing residual hydrocarbon concentrations that exceed California Regional Water Quality Control Board (RWQCB) San Francisco Bay Region's Environmental Screening Levels (ESLs). Before your case can be closed, we request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Other soils exceeding ESLs – Soil samples collected during the installation of monitoring wells MW-2, MW-3, and MW-4, detected up to 3,400 microgram/kilogram (mg/kg), 2,200 mg/kg, and 1,600 mg/kg, respectively. Please propose the excavation of these soils or indicate why these soils should not also be removed.
- 2) 1,1,2 trichloroethane at CB1 exceeded ESLs - The ESL for deep soils where groundwater is a current or potential source of drinking water are 0.032 mg/kg for residential land use and 0.07 mg/kg for commercial/industrial land use. 0.102 mg/kg was detected in CB1. Please propose the excavation of these soils or indicate why these soils should not also be removed.

TECHNICAL REPORT REQUEST

Please submit the information requested to Alameda County Environmental Health (Attention: Don Hwang), by:


July 10, 2006 - Proposal for Additional Excavation

Mr. DeMuth
May 10, 2006
Page 2 of 2

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

If you have any questions, please call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: Joe Lyles, URS Corp., 2020 E. 1st St., Suite 400, Santa Ana, CA 92705
Donna Drogos
file

ALAMEDA COUNTY
HEALTH CARE SERVICES

January 19, 2005 AGENCY
DAVID J. KEARS, Agency Director



SENT
01-20-05

Scott DeMuth

Sears, Roebuck & Co.
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

Dear Mr. DeMuth:

Subject: Fuel Leak Case No. RO0000480, Sears Auto Center #1058B, 2600
Telegraph Ave., Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "2004 First Quarter Groundwater Monitoring and Site Closure Assessment" dated June 25, 2004, prepared by URS Corporation (URS). Before your case can be closed, we request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

Petroleum hydrocarbons concentrations were not evaluated for risk. – Although petroleum hydrocarbons are not included in look-up tables in the Oakland ULR Program Guidance Document, petroleum hydrocarbons can be found elsewhere, such as the San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (ESLs). Please evaluate petroleum hydrocarbons for risk and include as an Addendum to "Site Closure Assessment".

TECHNICAL REPORT REQUEST

Please submit the information requested to Alameda County Environmental Health (Attention: Don Hwang), by:

March 19, 2005 - Addendum to "Site Closure Assessment"

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: J. S. Rowlands, URS Corp., 2020 E. 1st St., Suite 400, Santa Ana, CA 92705
Donna Drogos
file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SEWT
01-20-05

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

January 19, 2005

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

Dear Mr. DeMuth:

Subject: Fuel Leak Case No. RO0000480, Sears Auto Center #1058B, 2600
Telegraph Ave., Oakland, CA

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

This letter is to inform you of 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.

Mr. DeMuth
January 19, 2005
Page 2 of 4

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.

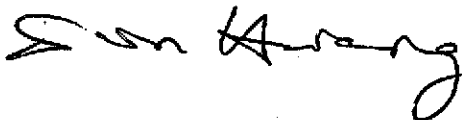
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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

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) 567-6746 should you have any questions about the content of this letter.

Sincerely,



Don Hwang
Hazardous Materials Specialist

Enclosures
c: file

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(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

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR *(Site Name and Address)*

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



01-27-04

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

January 26, 2004

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

Dear Mr. DeMuth:

Subject: Fuel Leak Case No. RO0000480, Sears Auto Center #1058B, 2600 Telegraph Ave., Oakland, CA

Thank you for your letter dated August 26, 2003 and "Work Plan Addendum #2" dated January 24, 2004, both prepared by URS Corporation (URS). Additionally, "2003 3rd Quarter Monitoring Report" dated December 10, 2003 prepared by URS was reviewed. Groundwater contaminant concentrations have been a little above or below detection limits. We request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Boring Sampling - Instead of collecting soil boring samples every 5 ft. as proposed, soil samples shall be collected at a minimum of every 5 ft., including at changes of lithology, at the soil/groundwater interface, and at areas of obvious contamination.
- 2) Groundwater Analyses - We requested that you include analyses for Ethanol. Ethanol analyses has not been initiated. In response to our letter dated April 11, 2003, URS stated that all groundwater samples will also analyzed for Ethanol by EPA Method 8260B in a future sampling event in their letter dated June 5, 2003. If Ethanol is detected, and is determined to be of concern (poses a risk to human health, the environment, or water resources) it is to be incorporated into your regular monitoring plan.
- 3) Well Survey - A list of wells within a quarter mile radius of the site which may be potential receptors was requested in our letter dated April 11, 2003. This comment was acknowledged in URS's letter dated June 5, 2003. Also, please provide a map which shows their locations in relation to the subject site. Please report your results in the Soil and Water Investigation Report (SWI) Report requested below.
- 4) Preferential Pathway Study - We requested a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for horizontal and vertical migration that may be present in the vicinity of the site in our letter dated April 11, 2003. Of particular concern is the identification of abandoned wells and improperly-destroyed wells that can act as vertical conduits to deeper water bearing zones, pumping wells in the vicinity of your site, and manmade conduits for shallow migration. Discuss your analysis and interpretation of the results of the preferential

Mr. DeMuth
January 26, 2004
Page 2 of 2

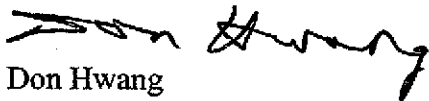
pathway study (including the detailed well survey and utility survey requested below). Please include an evaluation of the probability of the contaminant plumes encountering preferential pathways and conduits that could spread the contamination, particularly in the vertical direction to deeper water aquifers.

An evaluation of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s) is required as part of your study. Submittal of map(s) and cross-sections showing the location and depth of all utility lines and trenches within and near the site and plume area(s) is required as part of your study. These comments were acknowledged in URS's letter dated June 5, 2003. Please report your results in the Soil and Water Investigation Report (SWI) requested below.

TECHNICAL REPORT REQUEST

Please submit the information requested to Alameda County Environmental Health (Attention: Don Hwang), by March 26, 2004. If you have any questions, please call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: J. S. Rowlands, URS Corp., 2020 E. 1st St., Suite D, Santa Ana, CA 92705
Donna Drogos
file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



09-03

July 8, 2003

Scott DeMuth
Sears, Roebuck & Co.
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

Dear Mr. DeMuth:

Subject: Fuel Leak Case No. RO0000480, Sears Auto Center#1058B, 2600 Telegraph Ave., Oakland, CA

Thank you for your letter dated June 5, 2003 which responded to our comments regarding "3rd Quarter Monitoring Report and Work Plan for Confirmation Soil Borings" dated January 23, 2003 prepared by URS Corporation. We request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

1) Proposed Boring Locations -

- a) T5 - The report describing the removal of the tanks did not include T5 as one of those with poor integrity and holes. T6 was noted to have a cracked seam on its southwestern weld and the soil to the north and south of the tank was stained. It appears that sample locations ought to be by T6 instead of T5. If you agree, propose sample locations by T6.
- b) In the area of the gasoline tanks - We do not have a report describing the removal of these tanks, including sample locations and results. Without such information, sampling may be duplicated.

TECHNICAL REPORT REQUEST

Please submit the information requested to Alameda County Environmental Health (Attention: Don Hwang), by September 8, 2003. If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: J. S. Rowlands, URS Corp., 2020 E. 1st St., Suite D, Santa Ana, CA 92705
Donna Drogos
file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



04-14-03

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

April 11, 2003

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

Dear Mr. DeMuth:

Subject: Fuel Leak Case No. RO0000480, Sears Auto Center#1058B, 2600 Telegraph Ave., Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "3rd Quarter Monitoring Report and Work Plan for Confirmation Soil Borings" dated January 23, 2003 prepared by URS Corporation. Contaminant concentrations followed historical and recent trends. Low concentrations or concentrations below detection limits continued to be found for monitoring wells MW-1, MW-4, MW-5, MW-6, MW-7, MW-8, and MW-9. However, MW-2 and EW-1 found low concentrations or concentrations below detection limits except Total Petroleum Hydrocarbons-Oil (TPH-o). Up to 6,100 microgram (ug/l) TPH-o was detected for MW-2 and up to 15,000 ug/l was detected for EW-1. MW-2's TPH-o concentrations have been below detection limits since May 2000. MW-3 historically contained separate phase hydrocarbons (SPH) or high TPH-o concentrations but since March 2002, TPH-o concentrations have decreased to low concentrations. We request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Proposed Boring Locations -
 - a) T7 - Location was previously sampled.
 - b) T5 - The report describing the removal of the tanks did not include T5 as one of those with poor integrity and holes. T6 was noted to have a cracked seam on its southwestern weld and the soil to the north and south of the tank was stained.
 - c) In the area of the gasoline tanks - We do not have a report describing the removal of these tanks. Please provide so that we can determine the locations previously sampled.

Please review the proposed sample locations. Modify and/or explain the choice of locations. Include your proposal in the Workplan Addendum requested below.

- 2) EW-1 - This extraction well is located adjacent to MW-3. MW-3 formerly contained SPH. Please indicate if EW-1 was ever used for extraction and if so, indicate when and details. Please report your results in the Soil and Water Investigation Report (SWI) Report requested below.

- 3) Groundwater Analyses – We request that you include analyses for the other fuel oxygenates Tertiary Amyl Methyl Ether (TAME), Ethyl Tertiary Butyl Ether (ETBE), Di-Isopropyl Ether (DIPE), and Tertiary Butyl Alcohol (TBA), Ethanol by EPA Method 8260 and the lead scavengers, Ethylene Dibromide (EDB), Ethylene Dichloride (EDC). If any of the latter compounds are detected, and are determined to be of concern (poses a risk to human health, the environment, or water resources) it is to be incorporated into your regular monitoring plan.
- 4) Historical Hydraulic Gradient – Please provide rose diagrams, which include cumulative groundwater gradients in all future reports submitted for this site.
- 5) Well Survey – List wells within a quarter mile radius of the site. Indicate which of these may be potential receptors. Please report your results in the Soil and Water Investigation Report (SWI) Report requested below.
- 6) Preferential Pathway Study – We request that you perform a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for horizontal and vertical migration that may be present in the vicinity of the site. Of particular concern is the identification of abandoned wells and improperly-destroyed wells that can act as vertical conduits to deeper water bearing zones, pumping wells in the vicinity of your site, and manmade conduits for shallow migration. Discuss your analysis and interpretation of the results of the preferential pathway study (including the detailed well survey and utility survey requested below). Please include an evaluation of the probability of the contaminant plumes encountering preferential pathways and conduits that could spread the contamination, particularly in the vertical direction to deeper water aquifers.
An evaluation of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s) is required as part of your study. Submittal of map(s) and cross-sections showing the location and depth of all utility lines and trenches within and near the site and plume area(s) is required as part of your study. Please report your results in the Soil and Water Investigation Report (SWI) requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

ASAP – “4th Quarter 2002 Monitoring Report”

June 11, 2003 – Work Plan Addendum

60 days after Work Plan approval – Soil and Water Investigation Report

April 30, 2003 – “1st Quarter 2003 Monitoring Report”

Mr. DeMuth
April 11, 2003
Page 3 of 3

These reports are being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code. If you have any questions, please call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: J. S. Rowlands, URS Corp., 2020 E. 1st St., Suite D, Santa Ana, CA 92705
Donna Drogos
file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



9-26-02

20480

September 25, 2002

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: Former Sears Auto Center, (Gasoline Impact), 2600 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

I am in receipt of "Second Quarter 2002, Groundwater Monitoring & Sampling Report" dated August 26, 2002, submitted by Mr. Kevin G. Russel of URS Corporation regarding the above referenced site. I have also discussed the case with Mr. Scott Rowland of URS Corporation. Please note the following comments:

- As before, the MW-3 well, down gradient, contained the highest concentration at 870ppb TPH-g, 1,026 TPH-D, and up to 2,000ppb TPH-motor Oil. This reveals a decrease for some of the constituents. The concentrations of Benzene and MTBE were noted at <1ppb, and <2 ppb respectively. This well had previously contained Separate-Phase Hydrocarbon (SPH).
- There was some oscillation in the concentration of EW-1 well, which is located down gradient of the former tanks. EW-1 well revealed <2,000ppb, 1,040ppb, <1ppb, and <2ppb of TPH-motor Oil, TPH-gasoline, Benzene, and MTBE.
- Per this report and figure 1 within this report, groundwater flow is almost southerly direction at 0.017 ft/ft.
- Depth to groundwater level was noted from 10.20 to 11.91 feet bgs.

Should you have any questions, please 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
Mr. Scott 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



9-26-02

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

September 25, 2002

STID 1082

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

Re: Sears Auto Center, (Solvent impact) 1901-1911 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

I am in receipt of "2002 First Quarter Groundwater Monitoring" dated 5, 2002, submitted by Mr. J.S. Rowlands of URS Corporation, regarding the above referenced site. I have just completed review of this document and further discussed it with Mr. Scott Rowlands of URS Corporation. Per this document I have observed the following:

1. There were up to 500ppb, 6,400ppb, 34,000ppb, and up to 50ppb of MTBE, Benzene, TPHg, and 1,2-DCA respectively within MW-7 well. This well reflected the most contaminated well. Other constituents such as Oil and grease were detected at up to 500 ppb. MW-7 well also revealed up to 50ppb of PCE, TCE, 1, 2-DCA, cis-1,2-DCE, and 1,1-DCE.
2. Groundwater flow gradient is at 0.01 ft/ft with an easterly direction.
3. Depth to groundwater was noted from 12.43 to 16.50 during this episode.
4. Chlorinated VOC's have been observed upgradient (MW1) as well as downgradient (MW9) of the existing plume per Harding ESE investigation as referenced in IT Corp report dated May 2002.
5. Please ensure that a proper detection limit is used for all constituents in all wells.
6. Please provide an analytical table, which would reflect chronological data regarding the concentrations of the constituents with each report in order to reveal the concentration trend of the constituents.
7. You may install two additional monitoring well as discussed in order to delineate the existing plume at the site.

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 and is underlined with a single horizontal line.

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Ms. Eileen Brennan, 757 Arnold Dr., Suite D, Martinez, CA 94553
Mr. Scott 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



10-4-01

20480

October 2, 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: Sears Auto Center, (Solvent impact) 1901-1911 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

I have received and reviewed a document regarding "2001 First Quarter Groundwater Monitoring, Heating Oil UST formerly submitted by Mr. David A. Bero of It Corporation regarding the above referenced site. I have reviewed this document and understand that there were some errors, which was included in the above report. In my correspondence I had indicated that Groundwater flow was to the east at 0.01 ft/ft according to figure 1 within this report. However, per latest correction the report was wrong and that groundwater flow is to the southwest rather than northeast as illustrated and calculated previously. I am assuming that the remainder of the report is accurate. Per previous correspondence, please consider the following:

1. To avoid confusion, please always identify the site properly, since there are three different issues all at sears, which I am working on at the present time. Additionally Juliet Shin, my former colleague, no longer works at this office. Please forward all mail to my attention.
2. There were 3.1ppb, 3,400ppb, 4,400ppb, and 60ppb of MTBE, Benzene, TPHg, and 1,2-DCA respectively within MW-7 well, which is the most contaminant well. There are other contaminants such as Oil and grease of up to 1,000ppb revealed in other wells as well.
3. You might discontinue groundwater analysis of the wells, which historically and consistently have revealed ND or minute amount of contaminants in the past.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. David A. Bero, It Corporation, 4005 Port Chicago Highway, Concord, CA 94520
Ms. Eileen Brennan, 757 Arnold Dr., Suite D, Martinez, CA 94553
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



8-29-01

PO2600/PO480

STID 1082

August 28, 2001

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: 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Amir K. Gholami", with a horizontal line extending to the right.

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



07-25-01

R0480

July 24, 2001

STID 1082

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

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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(510) 567-6700
FAX (510) 337-9335

Re: Sears Auto Center, (Solvent impact) 1901-1911 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

I am in receipt of "First Quarter 2001, Groundwater Monitoring & Sampling Report" dated June 8, 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:

- Please always identify this site to avoid confusion since there are three different issues all at sears, which I am working on at the present time. Additionally Juliet Shin, my former colleague, no longer works at this office. Please forward all mail to my attention.
- MW-7 is the most contaminant well with 3.1ppb, 3,400ppb, 4,400ppb, and 60ppb of MTBE, Benzene, TPHg, and 1,2-DCA respectively. There are other contaminants such as Oil and grease of up to 1,000ppb revealed in other wells as well.
- Groundwater flow was to the east at 0.01 ft/ft according to figure 1 within this report
- You may discontinue groundwater analysis of the wells, which historically and consistently have revealed ND or minute amount of contaminants.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. David A. Bero, It Corporation, 4005 Port Chicago Highway, Concord, CA 94520
Ms. Eileen Brennan, 757 Arnold Dr., Suite D, Martinez, CA 94553
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



07-250)

20480

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

July 24, 2001

STID 1082

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

Re: Former Sears Auto Center, (Gasoline Impact), 2600 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

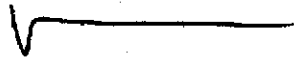
This office is in receipt of "Second Quarter 2001, Groundwater Monitoring & Sampling Report" dated June 4, 2001 submitted by Mr. David A. Bero of It Corporation regarding the above referenced site. Please consider the following:

- Groundwater flow is to the south at 0.02 ft/ft.
- Similar to previous report, none of the wells contained Separate-Phase Hydrocarbon (SPH) as it had been previously noted in MW-3 well. The amount of SPH has been estimated about five gallons due thickness of SPH in the past, and the fact that SPH has only been observed in MW-3 well, and that SPH no longer exits within this or any other well. In the past the product thickness historically has been found to be less than 0.05 foot in the MW-3 well. Vacuum extraction technique as well as placement of Soak-eze in MW-3 well, have been employed to remedy this situation. However recent sampling has revealed, no detectable amount of SPPH in the well. However, there was a rise of 0.3 foot in groundwater level as well correlating with this event in the past.
- None of the wells revealed any concentrations of Benzene.
- Groundwater levels were noticed at 10.4 to 12.3 ft below top of casing.
- The MW-3 well, down-gradient, contained the highest concentration as expected at 110,000ppb TPH-motor Oil and 4,100ppb TPH-gasoline. This also indicates an increase in concentration compared to the last analysis. This oscillation in concentration might be partly due to change in groundwater level periodically. EW-1 well also down-gradient of the former tanks revealed some oscillation in the concentrations of TPH-gasoline and TPH-motor Oil.
- Low concentrations of contaminants of contaminants including those of Benzene and MTBE were detected in other wells.

- 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. While it is true that the sheen was not observed during the last two analysis, there is no certainty that the same trend might continue without further additional sampling of the wells periodically. Additionally, both soil and groundwater must be taken into account prior to closure considerations. Furthermore, a plume must also be stable or decreasing before a site can be considered for closure. The present plume in MW-3 is not stable but rather oscillating at this time. However, you may skip further analysis of the wells, which have historically and consistently revealed non-detect and or minute concentrations of the contaminants.

Should you have any questions, please 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
Mr. David A. Bero, It Corporation 4005 Port Chicago Highway, Concord, CA 94520-1120
files