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June 24, 2005

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

Alameda County  
JUN 30 2005  
Environmental Health

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

AUTO

Dear Mr. Hwang;

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

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

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

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



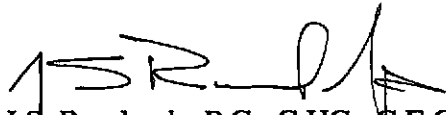
Mr. Don Hwang  
ACEHS  
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bottoms of the excavations, and analyzed for TPHg, TPHd, and TPHo by EPA Method 8015M to confirm the removal of petroleum hydrocarbon impacted soils exceeding ESLs. The proposed areas of excavation are shown of Figure 2. The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

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

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

Respectfully Submitted,  
**URS CORPORATION**



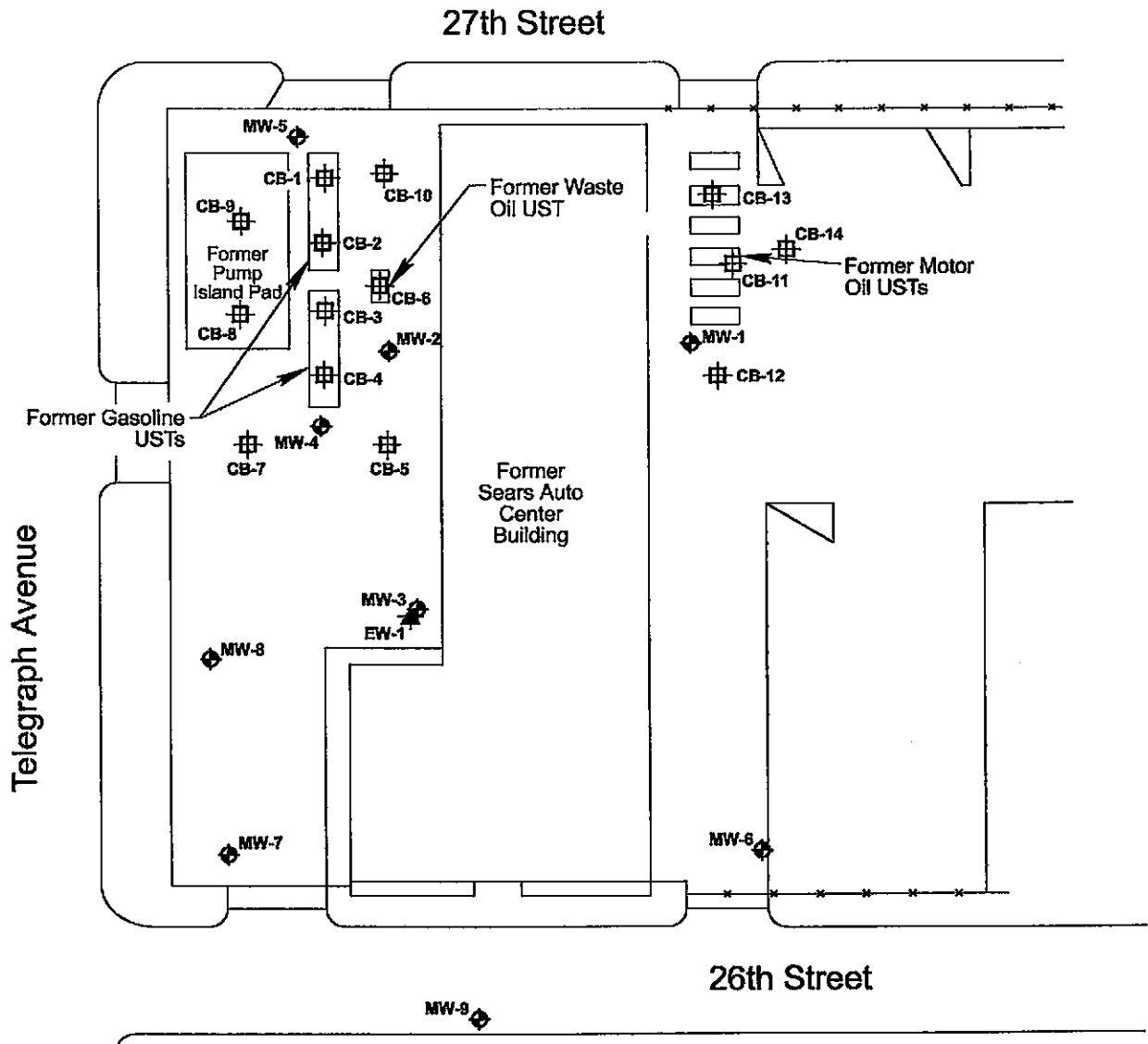
J.S. Rowlands, P.G., C.H.G., C.E.G.  
Project Manager

- Attachments: Table 1 – Summary of Soil Analytical Results  
Figure 1 – Plot Plan with Confirmation Boring Locations  
Figure 2 – Plot Plan Showing Areas of Proposed Soil Excavation

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

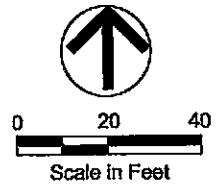


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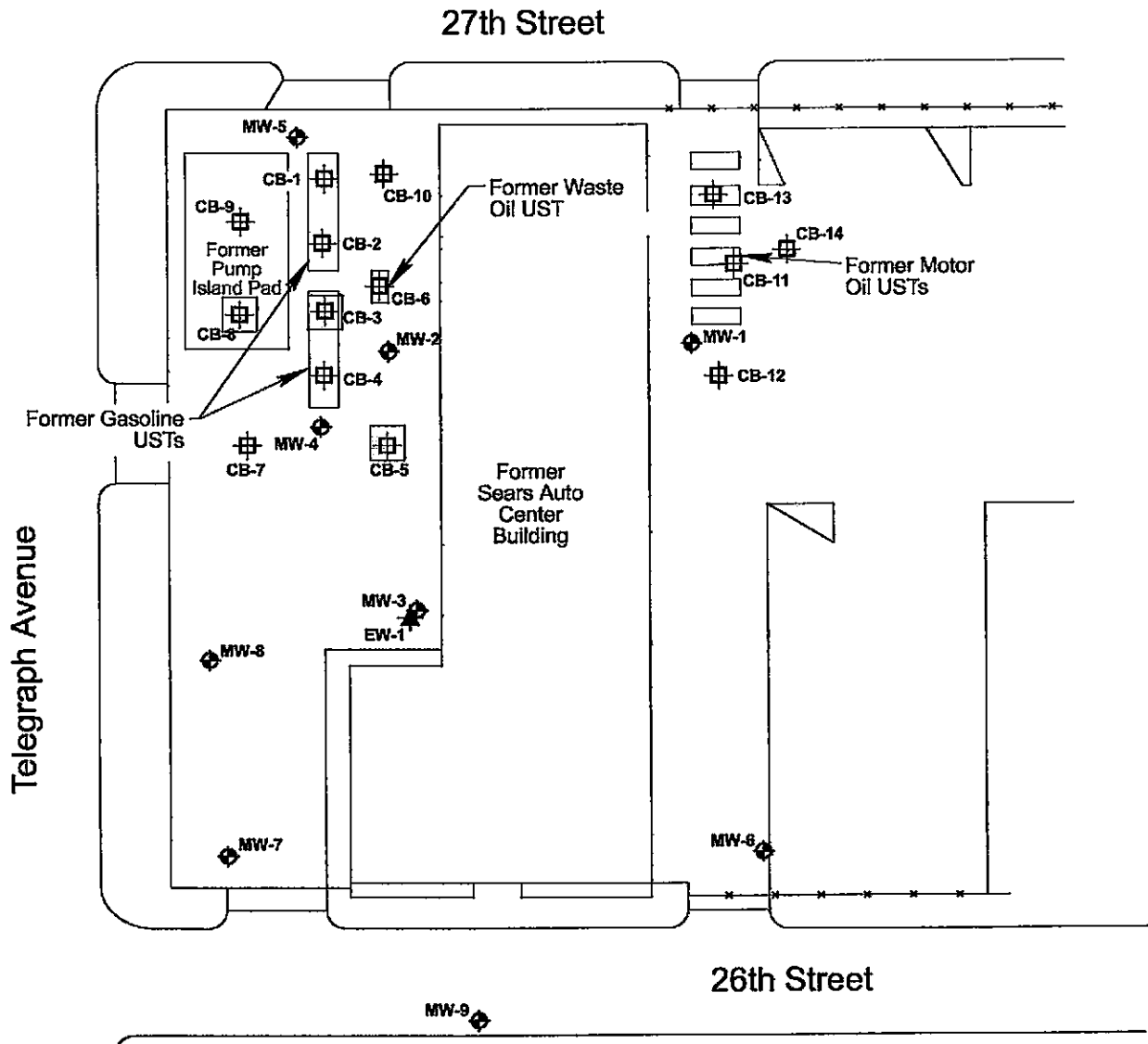
**LEGEND**

- MW-8 MONITORING WELL LOCATION
- EW-1 EXTRACTED WELL LOCATION
- CHAIN LINK FENCE
- CB-1 CONFIRMATION SOIL BORING LOCATION








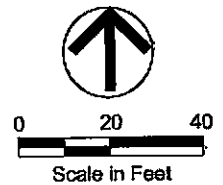
<b>PLOT PLAN WITH CONFIRMATION SOIL BORING LOCATIONS</b>	
Project: Sears Auto Center #1058, 2600 Telegraph Avenue, Oakland, CA	
Project No.: 29863494	Figure 1
Date.: JUNE 2005	

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**LEGEND**

- MW-8  MONITORING WELL LOCATION
- EW-1  EXTRACTED WELL LOCATION
-  CHAIN LINK FENCE
-  CONFIRMATION SOIL BORING LOCATION
-  AREAS OF PROPOSED SOIL EXCAVATION



<b>PLOT PLAN SHOWING AREAS OF PROPOSED SOIL EXCAVATION</b>	
Project: Sears Auto Center #1058, 2600 Telegraph Avenue, Oakland, CA	
Project No.: 29863494	
Date.: JUNE 2005	Figure 2