

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

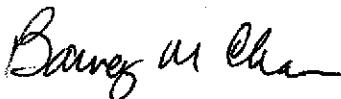
3. Interim Cleanup- We request that you evaluate the need to perform interim cleanup to remove/remediate free product and/or heavily impacted areas. Include your recommendations with the report(s) requested above.
4. Corrective Action Plan: We request that you propose soil and groundwater cleanup objectives 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 Telegraph Ave

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



12-21-01

RO2600

**STID 1082**

December 20, 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 "Revision to Additional Site Assessment and Groundwater Monitoring Well Installation Work Plan", dated December 18, 2001 submitted by Mr. Scott Rowlands of URS Corporation regarding the above referenced site.

As you are aware this document was presented in response to my concerns, which I made in my previous correspondence concerning the proposed work plan submitted by Mr. Rowlands.

Per this proposal and in response to the August 28, 2001 correspondence from this office, you have made the following proposal:

1. Installment of two down-gradient monitoring wells as depicted on the figure 2 within this workplan.
2. Installment of two 30-foot depth continuous core soil borings as depicted on figure 2.
3. Collection of hydropunch samples and analysis from the above borings.
4. Collection of an additional 30-foot soil boring and sampling at five-foot intervals and per depiction within figure 2.

Per our discussion 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.

Groundwater flow gradient has been previously calculated to be southeasterly.

Please continue with performance of the quarterly monitoring along with use of some viable "interim remedial action" in order to remove the separate phase product as much as practical from FOMW-1 well as discussed previously.

I concur with the above proposal as indicated within this document.

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: 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



10-10-01

R02600

**STID 1082**

October 9, 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 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.

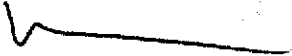
I understand that two monitoring wells will be installed as depicted in figure 2 within this report. Furthermore, several additional continuous soil borings and hydropunches will be installed per depiction in figure 2 within this report as well. At least one of the monitoring wells will be installed 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



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 long 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



07-23-01  
R02600

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 sharp initial stroke followed by a long, slightly wavy horizontal 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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



03-02-07

R02600

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

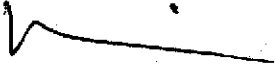
Dear Mr. Scott M. DeMuth:

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 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,



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



02-20-01

202651

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

StID 2309

February 16, 2001

Mr. Robert Aldenhuisen  
RMC Pacific Materials  
P.O. Box 5252  
Pleasanton, CA 94566

**Re: No Further Action for the Sunol Aggregate Plant at 6527 Calaveras Road, Sunol, CA**

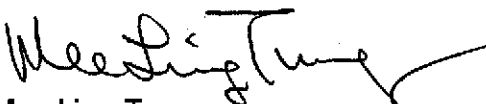
Dear Mr. Aldenhuisen:

This letter confirms the completion of site investigation and remedial action for the soil contaminated with petroleum hydrocarbons as diesel at the above referenced address. Approximately 3000 cubic yards of contaminated soil was excavated and bioremediated at the site. The treated soil will be used for road base within the Sunol plant site.

Based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the surface contamination by diesel is required. Be advised that the three groundwater monitoring wells (RMC-1 through RMC-4) installed as part of the subsurface investigation should be properly decommissioned if they will no longer be used. Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (925) 484-2600.

If you have any further questions concerning this matter, please contact Ms. eva chu at (510) 567-6762.

Sincerely,

  
Mee Ling Tung  
Director

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



01-18-01

R02600

January 17, 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 "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. Therefor 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 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,

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

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



10-26-00

Ro# 2600

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 24<sup>th</sup>, 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

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



SENT 6/6/2000  
mld cc's

RD2600

June 5, 2000

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 the "Groundwater Monitoring & Sampling Report, First Quarter 2000" dated May 9, 2000 submitted by Mr. David A. Bero of It Corporation regarding the above referenced site.

Per this report, The MW-3 well has the highest concentrations of all the plume constituents at 130,000ppb TPH-motor oil and 7,800ppb TPH-gasoline. However, all well contain low concentrations of Benzene and MTBE with the highest concentration of MTBE up to 20 ppb. The off-site MW-9 well still reveals some TPH-gasoline and TPH-motor oil at 1,100 ppb, and 6,300ppb respectively.

Per this report vacuum extraction activities have alleviated the problem of SPH (separate phase hydrocarbon) in and around monitoring well MW-3.

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

If 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  
files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SNT 3-14-2000  
include cc's

PO2600

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 24<sup>th</sup>, 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,

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

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



*Sent 2/3/00*

*202600*

February 3, 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 sent you a letter dated January 12<sup>th</sup>, 2000. This letter acknowledged the receipt of the "Groundwater Monitoring & Sampling Report, Fourth Quarter 1999" dated January 4<sup>th</sup>, 2000 submitted by Mr. David A. Bero of It Corporation regarding the above referenced site.

In that letter, I indicated the significance of the chemical constituents in the plume along with their corresponding concentrations, which were revealed by the groundwater monitoring and sampling report.

I also indicated that you may remove separate-phase hydrocarbon in MW-3 by a periodic Vacuum Truck per Mr. Bero's recommendations.

A copy of the same letter was sent to Ms. Eileen Brennan at 757 Arnold Dr., Suite D, Martinez, CA 94553. This letter was returned to this office by the U.S. Post Office.

Please inform this office whether you received this letter and who should receive copies of all correspondences by this office.

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

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: files

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION (LOP)  
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



*Sent 1/25/00  
Including cc's*

202600

January 25, 2000

**STID 1082**

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

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

**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 3<sup>rd</sup>, 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 25<sup>th</sup>, 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

Sent 1/13/00  
Including cc's

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

202600

January 12, 2000

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

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 4<sup>th</sup>, 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  
DAVID J. KEARS, Agency Director



Sent 1/5/00  
Including cc's

002602

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 16<sup>th</sup>, 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 30<sup>th</sup>, 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

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION (LOP)  
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



Sent 12/16/99  
Including cc's

R02600

December 16, 1999

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

**Re: 2633 Telegraph Ave., Oakland, CA 94612**

Dear Mr. Scott M. DeMuth:

The letter which, I sent you on November 8<sup>th</sup>, 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

Sent 11-9-99  
Including cc's

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

202600

November 8, 1999

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

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 10<sup>th</sup>, 1999 submitted by Melissa 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



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SC 11-8-99  
including CO'S

RD 2600

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, 27<sup>th</sup> 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.

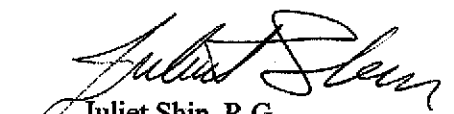
The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$100 per hour.

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

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



SENT 10-22-99  
including cc's

002600

October 20, 1999

ENVIRONMENTAL HEALTH SERVICES

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

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

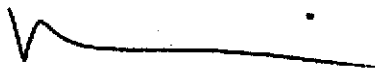
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 2600

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

**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

RO# 2600

January 28, 1999

ENVIRONMENTAL HEALTH SERVICES

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

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

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  
Hazardous Materials Specialist

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 2600

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0# 2600

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



RO # 2600

April 27, 1998  
STID 1082

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

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



RO#2600

August 14, 1997  
STID 1082

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

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



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



202600

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



RO# 2600

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 28, 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 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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 2600

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  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Ro# 2600

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

Alameda County UC4580  
Environmental Health Services  
1131 Harbor Bay Pkwy., #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 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.

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO 2600

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, Rocbuck & 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,

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

Thomas Peacock, Supervising HMS  
Division of Environmental Protection

c: Mcc 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



R02600

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,

  
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



R02600

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,

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

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



R02600

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



R02600

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 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



R02600

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

September 20, 1994  
STID 1082

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

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

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) 567-6782. 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  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R02600

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



R02600

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



R02600

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R02600

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R02600

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 cursive script, appearing to read 'Thomas Peacock'.

Thomas Peacock, Supervising HMS  
Hazardous Material Division

cc: Richard Hiett, 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  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R02600

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

April 16, 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 Phase II Assessment Report by Groundwater Technology dated March 24, 1993 concerning the above site. This office accepts the report and the recommendations on page 11. Note that continued quarterly groundwater monitoring must be done on the existing wells and that sampling should have been done in March. This situation has apparently occurred because of the long delay in getting this report out. Please expedite future reports so that they are not taking over a quarter to get out. It is very difficult to make decisions when information is received more than 90 days after the samples are taken because the next round of sampling is already over due.

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

Sincerely,

Thomas Peacock, Supervising HMS  
Hazardous Material Division

cc: Richard Hiett, 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  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R02600

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 7, 1992

STID 1082

Ms. Bernadine Palka  
Sears, Roebuck, and Company  
Sears Tower  
Department 824C BSC36-20  
Chicago, Illinois 60684

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

RE: SOIL AND GROUND WATER INVESTIGATION - SEARS AUTOMOTIVE  
CENTER, 2633 TELEGRAPH AVENUE, OAKLAND, CALIFORNIA

Dear Ms. Palka:

The Department has completed review of the August 28, 1992 Groundwater Technology, Inc. (GTI) Soil and Groundwater Investigation Work Plan. Our review was performed in context with the 10 August 1990 Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, the State Water Resources Control Board Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of Title 23, California Code of Regulations.

The referenced GTI work plan has been approved for this phase of work at the site with the following changes/additions:

- 1) So that the Department may clearly understand the proposed sample analyses methods, please adhere to the following list of target compounds/methods for both soil and ground water for the designated well(s):

- MW-1
  - o Total petroleum hydrocarbons as diesel (TPH-D): DHS or LUFT method
  - o Total oil and grease (TOG): EPA 5520 series
  - o Benzene, toluene, ethylbenzene, total xylenes (BTEX): EPA 8020 or 8240
- MW-2 through MW-4
  - o TPH as gasoline (TPH-G): DHS or LUFT method
  - o TPH-D: DHS or LUFT method
  - o Halocarbons: EPA 8010 or 8240
  - o BTEX: EPA 8020 or 8240
  - o TOG: EPA 5520 series
  - o Total lead (Pb): ICAP or AA
  - o Semivolatile organic compounds (SVOC): EPA 8270\*
- MW-5
  - o As directly above, plus the additional metals Cd, Cr, Ni, and Zn (no change other than SVOC)

Ms. Bernadine Palka  
RE: Sears Automotive, 2633 Telegraph Ave.  
October 7, 1992  
Page 2 of 3

\* Note: SVOCs have not yet been sought even though such analysis is required by the RWQCB during waste oil tank leak investigations.

- 2) Well seals are to be allowed to set up a minimum of 72 hours prior to development should mechanical development methods be used.
- 3) Purging/sampling shall not occur for a minimum period of 24 hours, and preferably 72 hours, after well development. Purging adequacy shall be based on the monitoring and stabilization of the field parameters of electrical conductivity, temperature, and pH.
- 4) Soil samples shall be collected in an "undisturbed" fashion using standard California-modified split spoon samplers, or comparable method, driven ahead of the drill auger. The samplers shall be fitted with minimum 1 x 3" brass or stainless steel cylinders. Such split spoon samplers are typically 18" long, and retain three (3) 2 x 6" cylinders, one of which is immediately sealed and placed on ice pending analyses. The other two cylinders are generally used for field screening and lithologic determinations.

The proposed continuous coring technique, described in Section 5.2.2 of the GTI work plan, does not accommodate the need to collect "undisturbed" samples, as required. This should not, however, preclude continuous coring in additional borings if necessary for lithologic logging.

- 5) Wells are to be surveyed to the accuracy of 0.01 foot relative to mean sea level (MSL).
- 6) Water sample QA/QC programs must include field duplicates and trip blanks for VOC analyses. Please reference Section E of Appendix D, LUFT Field Manual, pages A30 - A35.
- 7) A Site Health and Safety Plan must be developed which complies with the requirement set forth under 29CFR Part 1910.120.

Additionally, in correspondence dated February 11, 1992, Mr. Paul Smith of this Department requested documentation supporting the proper disposition of the stockpiled soil generated as a result of the September 1990 tank closures at this site. Initial sample

Ms. Bernadine Palka  
RE: Sears Automotive, 2633 Telegraph Ave.  
October 7, 1992  
Page 3 of 3

results indicate these soils were highly contaminated with petroleum hydrocarbons (up to 6,800 ppm TOG), detectable concentrations of TCA, and elevated total lead. Such documentation would include manifests/bills-of-lading, as appropriate, additional sample results (e.g., 22CCR WET), chain-of-custody forms, disposal receipts from landfills, etc., etc. To date, no such documents have yet been submitted.

Further, the referenced letter also indicates that the former motor oil tank site on the east side of the facility requires additional assessment. The current GTI work plan does propose to install one well in this area, but no additional assessment of potential soil contamination beyond the well installation has been proposed in the current plan. We understand, however, that some limited overexcavation of the motor oil tank 5/6 pit occurred on November 11, 1990, and samples were collected. The analyses results for these samples have yet to be submitted. You are advised that these results, with proper sample documentation, could provide the missing information lacking in the present assessment of this area of the site. Should these results not be made available to this Department, additional evaluation of this area will be required.

At this time, please adhere to a monthly schedule of water elevation monitoring for 12 consecutive months, reduced to a quarterly schedule thereafter. Water samples are to be collected and analyzed quarterly.

Please notify this office when field work is scheduled to begin. We expect that such field work will be initiated within 45 days of the date of this letter. A report documenting the results of this phase of the investigation is due within 60 days of the completion of field activities. Subsequent reports are due quarterly until this case is eligible for closure.

Please contact me at 510/271-4530 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director  
Chris Carpenter, Alameda County District Attorney's Office  
Eddy So, RWQCB  
Michael Wray, Groundwater Technology, Inc.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02600

RAFAT A. SHAHID, Assistant Agency Director

February 11, 1992

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

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

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.

- 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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02600

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Certified Mailer # P 062 127 760

January 30, 1991

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

**RE: Remediation Workplan for Sears Automotive Repair  
2633 Telegraph Ave., Oakland, 94621**

Dear Ms. Palka:

Our office has received and evaluated the contamination assessment workplan dated January 4, 1991, for the waste oil tank site, prepared by American Environmental Management Corporation (AEMC). The plan proposes to conduct an electronic cone penetrometers survey (ECP) in conjunction with a retractable cone tipped sampler for soil sampling, and hydropunch for water sampling.

The proposal states that if all groundwater samples taken with the hydropunch are below action levels, AEMC will not install monitoring wells. This concept as proposed is unacceptable to this office.

In accordance with the August 10, 1990 San Francisco Regional Water Quality Control Boards Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites a groundwater investigation is required when, among other indicators, the initial soil sampling levels of 100 ppm or above of Total Petroleum Hydrocarbons or Oil and Grease are encountered. The RWQCB does not recognize the use of quantitative data derived from the use of a hydropunch as representative of the hydrologic regime because it has not been obtained from a properly screened and developed monitoring well.

You are requested to re-submit a proposed workplan which would address the groundwater monitoring requirement in the former waste oil tank area and also in the former motor oil tank excavation area.

Ms. Palka  
January 30, 1991  
Page 2 of 2

I have discussed the content of this letter with Mr. Phil Walsak representing AEMC.

Please respond to the above request within 30 days of the receipt of this letter. If you have any questions regarding this letter please do not hesitate to contact me at 415/271-4320.

Sincerely,

*Paul M. Smith*

Paul M. Smith  
Hazardous Materials Specialist

cc:

Phil Walsak, AEMC  
Gary Phipps, Sears Automotive, Oakland  
Gil Jensen, Alameda County District Attorney's Office of  
Consumer and Environmental Affairs  
Lester Feldman, RWQCB  
Howard Hatayama, DHS

ls



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R02600

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

November 8, 1990

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

**RE: Remediation Workplan for Sears Automotive Repair  
2633 Telegraph Ave, Oakland, 94621**

Dear Ms. Palka:

This is a follow up letter to the workplan for site remediation of the motor oil tank area workplan submitted by American Environmental dated November 2, 1990 and also to the phone conversation I had with Mr. Phil Walsak with American Environmental on November 7, 1990.

We request that a more elaborate work plan be submitted to this office for review and approval before proceeding with remedial action at this site. The revised work plan should include but not be limited to include the following information:

A plan which addresses specific areas where over excavation of subsurface contaminated soil will occur.

A plan which will address how excavated soil will be sampled, analyzed, stored, transported, and treated or disposed of.

A plan which addresses proposed measures to determine if groundwater has been impacted.

Either a phased approach which will deal with contamination of soil and the potential impact to groundwater in separate reports, or one which proposes to perform investigative work on both of these media within the same plan are acceptable to this office.

The attached document includes an approved format from the San Francisco Regional Water Quality Control Boards; Tri-Regional Staff Recommendations for a work plan. A copy has been submitted to American Environmental via facsimile. **Please provide a revised work plan to this office within 30 days of the receipt of this letter.**

Ms. Palka  
November 8, 1990  
Page 2 of 2

If you have any questions please direct them to me at (415) 271-4320.

Sincerely,

*Paul M. Smith*

Paul M. Smith  
Hazardous Materials Specialist

cc:

Phil Walsak, American Environmental  
Gary Phipps, Sears Automotive  
Gil Jensen, Alameda County District Attorney's Office  
Howard Hatayama, Department of Health Services  
Lester Feldman, S.F. Regional Water Quality Control Board

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R02600

September 19, 1990

Gary Phipps  
Sears Auto Center  
2633 Telegraph Ave.  
Oakland, CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Re: Waste Minimization Assessment

Dear Gary Phipps:

Your business has been selected to receive a hazardous waste minimization assessment. As you are probably aware, hazardous waste reduction has become a statewide, if not a national, issue. To address this issue at a county level, Alameda County is establishing its own Hazardous Waste Minimization Program and is planning to conduct waste minimization assessments for all hazardous waste generating facilities in the County.

We have chosen businesses in the auto repair industry to receive the first round of waste minimization assessments. It is our hope that these assessments will assist participating businesses in minimizing their hazardous wastes - and will give us further information on the best way to structure our minimization program.

One of our Hazardous Materials Specialists will be contacting you during the week of September 24 to arrange a meeting with you for an assessment of your business. During this meeting and assessment, the Specialist will work with you in examining your business's hazardous waste generating practices. The Specialist will then provide you with materials on waste reduction technology and assist you in setting up appropriate hazardous waste minimization practices.

We look forward to working with you in reducing the amount of hazardous waste your business generates. Of course, your comments and suggestions are encouraged; we need your input in order to best serve you! Please direct any comments and questions to Katherine Chesick at 415/271-4320.

Sincerely,

Edgar B. Howell, Chief,  
Alameda County Hazardous Materials Division

EBH:kac

cc: Fire Department  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



ALAMEDA COUNTY DEPARTMENT  
OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS DIVISION  
80 SWAN WAY, SUITE 200  
OAKLAND, CA 94621

R02600

Telephone Number: (415)

August 29, 1990

Mr. Gary Phipps  
Sears Automotive Center  
2633 Telegraph Ave.  
Oakland, CA 94612

**Final Notice of Violation**

**RE: Sears Automotive Center, 2633 Telegraph Avenue, Oakland, CA 94612**

Dear Mr. Phipps,

An initial inspection was done at your facility on April 4, 1990 of the Underground Tanks at the above facility. The following violations of the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations and the California Health and Safety Code were found:

Recent annual precision test records were unavailable for any of 6 underground storage tanks at the above facility. A precision test for one waste oil tank was last performed in 1987.

No monitoring program to detect leakage of was being implemented for any of the underground tanks.

No inventory monitoring records were available. These are required to be kept onsite for the last three years.

No quarterly reports accounting for variations in inventory have been submitted to this office

According to Section 25284 of the Health and Safety Code no person shall operate an underground storage tank unless a permit has been issued by this department. These regulations require that you obtain a permit to operate the underground waste oil tank and the 5 motor oil storage tanks or submit a closure plan to this office.

In accordance with the CA Code of regulations, Title 23, Chapter 3, Subchapter 16 underground tank regulations you must perform one of the following actions:

Submit a tank closure plan to this office as required by Article 7, Section 2670 or;

Mr. Gary Phipps  
August 29, 1990

Page 2 of 2

Apply for an underground storage tank permit as required by  
Article 10, Section 2710.

You were notified on April 12, 1990 and again on May 1, 1990 by this Department and requested to respond to the permitting or removal requirements pertaining to the underground tanks located at the above address. This case is being referred to the District Attorney for review.

You are requested to notify this department in writing within 10 days of your intentions regarding either the permitting or the removal of these tanks. If you have any questions concerning this matter, please contact this office at (415) 271-4320.

Sincerely,

*Paul M. Smith*

Paul M. Smith  
Hazardous Materials Specialist

cc:

Gil Jensen, Alameda County District Attorney's Office of  
Consumer and Environmental Protection Division  
Ken Hurdle, Sears Corporate Office  
RWQCB  
Charlene Williams, DHS  
Rafat A. Shahid, Assistant Agency Director, Alameda County  
Environmental Health

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R02600

May 1, 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Gary Phipps  
Sears Automotive Center  
2633 Telegraph Ave.  
Oakland, CA 94612

**Second Notice of Violation**

Dear Mr. Phipps,

This is a follow up letter to the inspections which were done at your facility on 4/3/90 and 4/30/90 by Paul Smith of our department. During the inspection the following violations were noted:

According to Section 25284 of the Health and Safety Code no person shall operate an underground storage tank unless a permit has been issued by this department. These regulations require that you obtain a permit to operate the underground waste oil tank or submit a closure plan to this office.

In accordance with the CA Code of regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

Submit a tank closure plan to this office as required by Article 7, Section 2670 or;

Apply for an underground storage tank permit as required by Article 10, Section 2710.

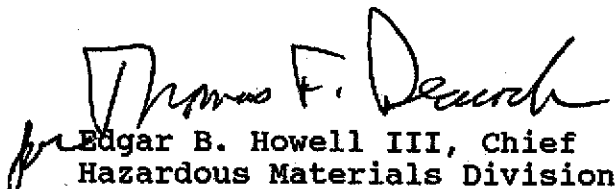
It is our understanding that it is the intention of Sears to remove the underground waste oil tank at the above location. Since the tank is currently unpermitted and there has been no official closure confirmation in writing which would demonstrate this intent we are requesting that a closure plan be sent **within 30 days, or by June 5, 1990** to this department or that you meet the requirements specified in Title 23 for tank testing and tank monitoring.

Gary Phipps  
Sears Automotive Center  
2633 Telegraph Ave  
Page 2 of 2

Upon inspection it was noted that waste oil, solvents, and antifreeze are being recycled. Section 25250.8 of the Health and Safety Code requires that records of hazardous waste pickup be available at the waste generation site for a period of 3 years. Records were unavailable onsite. A recent attempt has been made to maintain these records for the last few pickups. I would like to reemphasize the importance of maintaining these records.

If you have any questions please direct them to Paul Smith at 271-4320.

Sincerely,

  
Edgar B. Howell III, Chief  
Hazardous Materials Division

PMS:EBH

CC: Gil Jensen, Alameda County District Attorney, Consumer  
and Environmental Protection Division  
RWQCB  
Charlene Williams, DHS  
Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Ken Hurdle, Sears Corporate Office

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02600

April 12, 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Sears Automotive Center  
2633 Telegraph Ave.  
Oakland, CA 94612

**Notice of Violation**

Dear Mr. Phipps,

This is a follow up letter to the inspection which was done at your facility on 4/3/90 by Paul Smith of our department. During the inspection the following violations were noted:

According to Section 25284 of the Health and Safety Code no person shall operate an underground storage tank unless a permit has been issued by this department. These regulations require that you obtain a permit to operate the underground waste oil tank or submit a closure plan to this office.

In accordance with the CA Code of regulations, Title 23, Chapter 3, Subchapter 16 underground tank regulations you must perform one of the following actions:

Submit a tank closure plan to this office as required by Article 7, Section 2670 or;

Apply for an underground storage tank permit as required by Article 10, Section 2710.

You are directed to notify this department within thirty days and either submit a closure plan or meet the requirements specified in Title 23 for tank testing and tank monitoring.

Section 25503.5 of the Health and Safety Code requires that you submit to this department a Business Plan. Please respond with a completed Business Plan within 30 days to this office.

Upon inspection it was noted that waste oil, solvents, and antifreeze are being recycled. Section 25250.8 of the Health and Safety Code requires that records of hazardous waste pickup to be available at the waste generation site for a period of 3 years.



Gary Phipps  
Sears Automotive Center  
2633 Telegraph Ave.  
Oakland, CA 94612  
Page 2 of 2

It was also noted that motor oil dispensed from the above ground clean oil tank has spilled onto the cement below the tank. Waste oil has also spilled onto the floor in the transfer from drain oil procedures to the underground storage tank. These house keeping practices need to be addressed in order to prevent further contamination.

An appointment has been scheduled for Monday 4/30/90 at 9:30 AM please rectify the above requirements by that inspection date. If you have any questions please direct them to Paul Smith at 271-4320.

Sincerely,



Edgar B. Howell III, Chief  
Hazardous Materials Division

PMS:EBH

CC: Gil Jensen, Alameda County District Attorney, Consumer  
and Environmental Protection Division  
RWQCB  
Charlene Williams, DHS  
Rafat A. Shahid, Director Environmental Health

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R02600

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

April 9, 1990

Sears Automotive Center  
2633 Telegraph Ave.  
Oakland, CA 94612

**Notice of Violation**

Dear Mr. Phipps,

This is a follow up letter to the inspection which was done at your facility on 4/3/90 by Paul Smith of our department. During the inspection the following violations were noted:

According to Section 25284 of the Health and Safety Code no person shall operate an underground storage tank unless a permit has been issued by this department. These regulations require that you obtain a permit to operate the underground waste oil tank or submit a closure plan to this office.

In accordance with the CA Code of regulations, Title 23, Chapter 3, Subchapter 16 underground tank regulations you must perform one of the following actions:

Submit a tank closure plan to this office as required by Article 7, Section 2670 or;

Apply for an underground storage tank permit as required by Article 10, Section 2710.

You are directed to notify this department within thirty days and either submit a closure plan or meet the requirements specified in Title 23 for tank testing and tank monitoring.

Section 25503.5 of the Health and Safety Code requires that you submit to this department a Business Plan. Please respond with a completed Business Plan within 30 days to this office.

Upon inspection it was noted that waste oil, solvents, and antifreeze are being recycled. Section 25250.8 of the Health and Safety Code requires that records of hazardous waste pickup to be available at the waste generation site for a period of 3 years.

Gary Phipps  
Sears Automotive Center  
2633 Telegraph Ave.  
Oakland, CA 94612  
Page 2 of 2

It was also noted that motor oil dispensed from the above ground clean oil tank has spilled onto the cement below the tank. Waste oil has also spilled onto the floor in the transfer from drain oil procedures to the underground storage tank. These house keeping practices need to be addressed in order to prevent further contamination.

An appointment has been scheduled for Monday 4/30/90 at 9:30 AM please rectify the above requirements by that inspection date. If you have any questions please direct them to Paul Smith at 271-4320.

Sincerely,



Edgar B. Howell III, Chief  
Hazardous Materials Division

PMS:EBH

CC: Gil Jensen, Alameda County District Attorney, Consumer  
and Environmental Protection Division  
RWQCB  
Charlene Williams, DHS  
Rafat A. Shahid, Director Environmental Health