
SEARS HOLDINGS

Michael Couvreur
Manager, Environmental Affairs

Sears Holdings Management Corporation
3333 Beverly Road B5-335A
Hoffman Estates, IL 60179
Phone: (847) 286-9214
Email: Michael.couvreur@searshc.com

June 25, 2015

Karel Detterman
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RECEIVED

By Alameda County Environmental Health 10:48 am, Jun 26, 2015

**RE: Groundwater Monitoring Well Decommissioning Report
Former Sears Retail Center #1058A
2633 Telegraph Avenue
Oakland, California 94612
Fuel Leak Case No. RO0002600
GeoTracker Global IDT0600101208**

Dear Ms. Detterman:

AECOM (formerly known as URS Corporation), on behalf of the Sears Holdings Management Corporation (Sears), has prepared the attached Groundwater Monitoring Well Decommissioning Report to summarize the well decommissioning activities for the former Sears Auto Center at 2633 Telegraph Avenue in Oakland, California. AECOM decommissioned three onsite groundwater monitoring wells (FOMW-1, FOMW-4, and FOMW-5).

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached report is true and correct to the best of my knowledge.

I appreciate the Alameda County Environmental Health's regulatory oversight support on this project. Please feel free to contact me at (714) 567-2400 with any questions or comments.

Sincerely,

URS Corporation



Michael Couvreur
Manager, Environmental Affairs
Sears Holdings Management Corporation

Attachment:

Groundwater Monitoring Well Decommissioning Report dated June 8, 2015

cc:

Mr. Joseph Liles, AECOM
Mr. Michael Couvreur, Sears Holdings Management Corporation
Mr. John Protopappas, Sears Lofts, LLC, Madison Park Financial

June 8, 2015

Karel Detterman
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RE: Groundwater Monitoring Well Decommissioning Report
Former Sears Retail Center #1058A
2633 Telegraph Avenue
Oakland, California 94612
Fuel Leak Case No. RO0002600
GeoTracker Global IDT0600101208

Dear Ms. Detterman:

AECOM (formerly known as URS Corporation), on behalf of the Sears Holdings Management Corporation (Sears), has prepared this letter report to summarize the well decommissioning activities for the former Sears Retail Center at 2633 Telegraph Avenue in Oakland, California (Figure 1). AECOM decommissioned three onsite groundwater monitoring wells (FOMW-1, FOMW-4, and FOMW-5). The destroyed well locations are shown on Figure 2. Well construction details are summarized in Table 1.

Well Decommissioning Activities

On April 13, 2015, three onsite groundwater monitoring wells (FOMW-1, FOMW-4, and FOMW-5) were destroyed. Prior to conducting the fieldwork, a permit for the decommissioning of the three wells was obtained from the Alameda County Public Works Agency (ACPWA). A copy of the ACPWA Water Resources Well Permit is included in Attachment A. The ACPWA was notified at least 5 days prior of the field work as required by the permit. A representative from the ACPWA visited the site during the well decommissioning activities and verbally approved the methodology.

In conformance with the ACPWA permit requirements, the well decommissioning consisted of pressure grouting/sealing of the well using a 95 percent neat cement and 5 percent bentonite clay mixture. The well sealing material was introduced into the well using a tremie pipe. Once the well was filled to the top with grout (and had spilled over the top of the casing), then pressure was applied with the grout pump at 25 psi for at least 5 minutes to force the sealing material through the well screen and into the void spaces of the filter pack. Additional grout was added as necessary. Following the completion of grouting, the well boxes were removed with a jack hammer and the debris was contained in 55-gallon drums. The well locations were topped with concrete and dyed to match existing.

Based on the well construction details, AECOM calculated the volume of the well casing and pore space of the well packing material to determine the amount of grout mixture that would be needed. The sealing material calculations are provided in Attachment B, and summarized in Table 1. During each well destruction, the volume of sealing material used was documented to ensure that the amount equaled or exceeded the calculated volume of the well casing and the pore space of the well packing material. As indicated in Table 1, the approximate seal material volume used exceeded the calculated volume for each well.

The drummed well box debris was transported offsite on June 4, 2015 for disposal as non-hazardous waste. A copy of the non-hazardous waste manifest is included in Attachment C.

Closing

We appreciate the Alameda County Environmental Health's regulatory oversight support on this project. Please feel free to contact me at (714) 567-2400 with any questions or comments.

Sincerely,

URS Corporation



Joseph R. Liles, PG, CHG
Principal Geologist

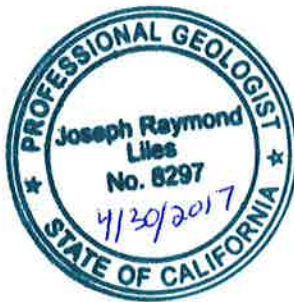
**List of Attachments:**

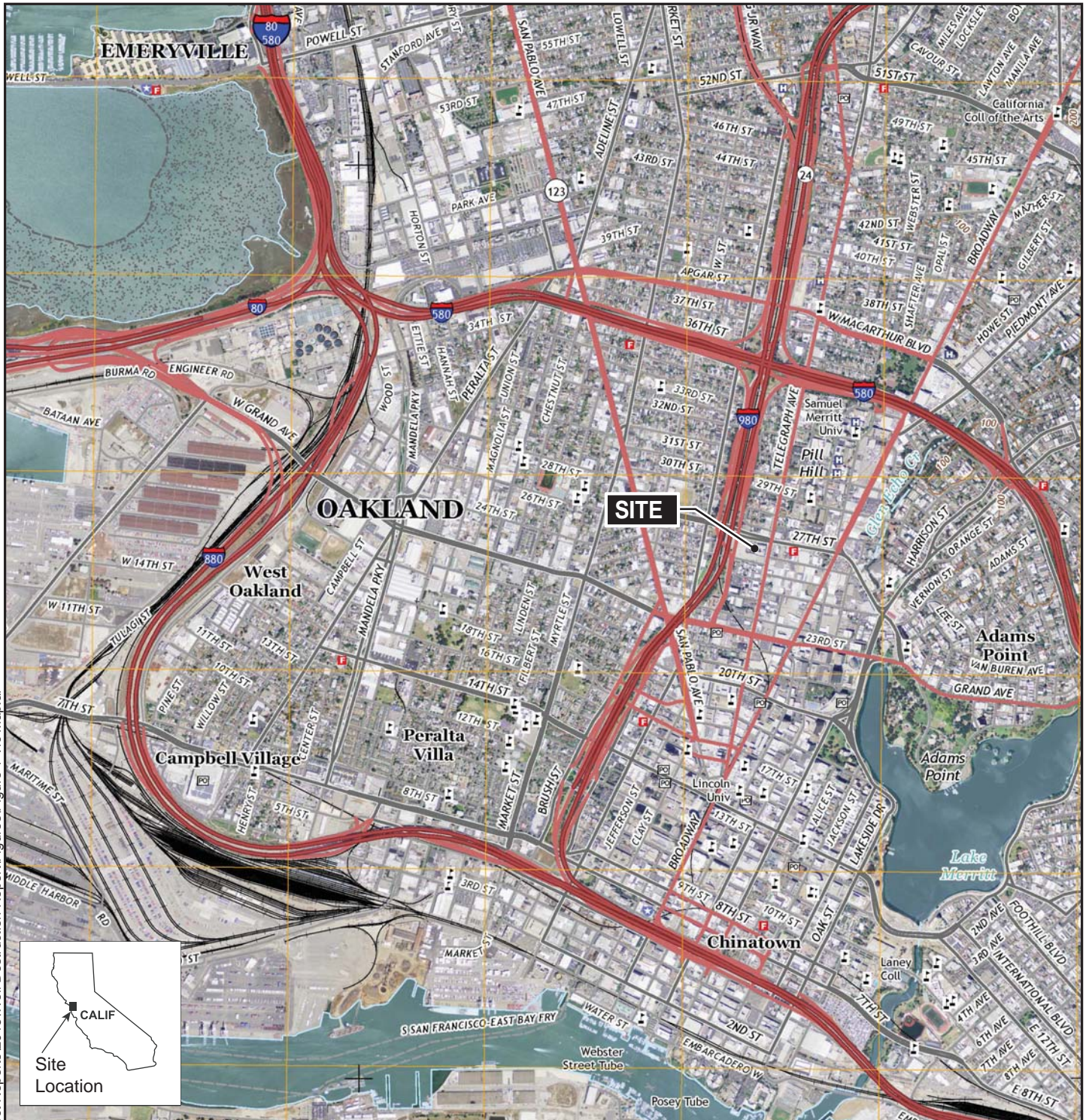
Table 1	Well Destruction Grout Volume Summary
Figure 1	Vicinity Map
Figure 2	Plot Plan
Attachment A	Permits
Attachment B	Grout Volume Calculations
Attachment C	Waste Disposal Documentation

cc:

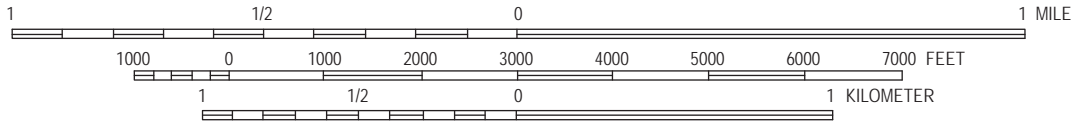
Mr. Michael Olsen, Sears Holdings Management Corporation
Mr. Michael Couvreur, Sears Holdings Management Corporation
Mr. John Protopappas, Sears Lofts, LLC, Madison Park Financial

TABLE 1
WELL DESTRUCTION GROUT VOLUME SUMMARY
Former Sears Retail Center
2633 Telegraph Avenue
Oakland, California

Well Name	Well Construction Information ⁽¹⁾				Calculated Grout Volume ⁽²⁾ (gallons)	Actual Grout Volume (gallons)	Destruction Method
	Total Depth (feet bgs)	Screen Interval (feet)	Casing Diameter (inches)	Borehole Diameter (inches)			
FOMW-1	36.5	11 to 31	4	10	50	55	Backfill casing with cement bentonite grout using tremie pipe; Pressure grout 25 psi for at least 5 minutes; Complete backfill with cement bentonite grout; Remove well box and top with concrete
FOMW-4	30	10 to 30	2	8	20.3	21	
FOMW-5	30	10 to 30	2	8	20.3	22	
<p>Notes:</p> <p>1. Well construction information based on field measurements and well construction logs.</p> <p>2. Grout volumes include sand pack porespace and well casing volume. See Attachment B.</p> <p>bgs = below ground surface</p>							



SCALE 1:24,000



REFERENCE:
 Portion of 7.5-minute Series (Topographic) Map
 United States Department of the Interior Geological Survey
 Oakland, California Quadrangle 2012.

VICINITY MAP

G:\128\Sears_128\Oakland\2633 Telegraph Ave\Project Reports\2015\Well Destruction Report\Figures\Figure 1 Vic Map.at

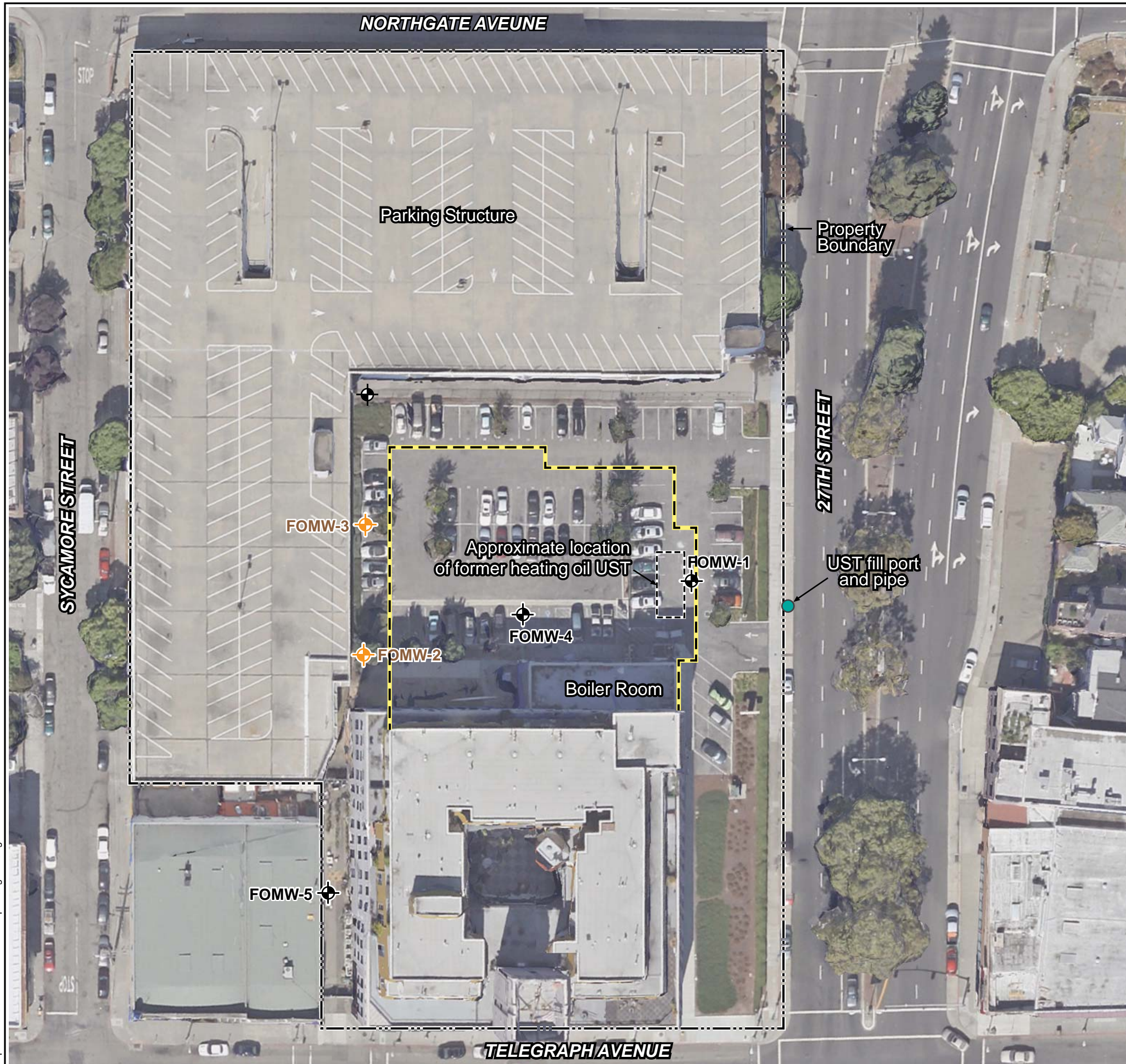


Project No.: 60388101

Date: JUNE 2015

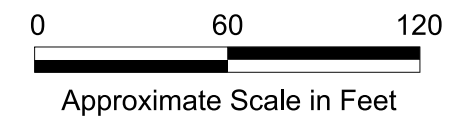
Project: FORMER SEARS RETAIL CENTER #1058A
 2633 TELEGRAPH AVE, OAKLAND, CA

Figure 1



EXPLANATION

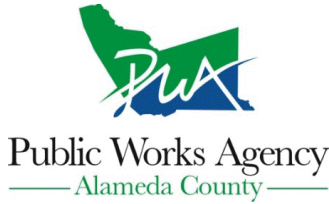
- Abandoned groundwater monitoring well locations (URS/AECOM)
- Groundwater monitoring well locations (URS/Dames & Moore)
- Former Building Footprint



PLOT PLAN	
Project: FORMER SEARS RETAIL CENTER #1058A 2633 TELEGRAPH AVE., OAKLAND, CA	
Project No.: 25363708	Figure 2
Date Wells Sampled: November 14, 2008	

ATTACHMENT A
PERMITS

Alameda County Public Works Agency - Water Resources Well Permit



399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 04/08/2015 By jamesy

Permit Numbers: W2015-0305 to W2015-0307
Permits Valid from 04/13/2015 to 04/13/2015

Application Id: 1427488845812
Site Location: 2633 Telegraph Avenue, Oakland, CA
Project Start Date: 04/13/2015
Assigned Inspector: Contact Steve Miller at (510) 670-5517 or stevem@acpwa.org

City of Project Site: Oakland

Completion Date: 04/13/2015

Applicant: AECOM - URS - Michael Haux
999 Town & Country Road, Orange, CA 92868
Property Owner: Sears Lofts, LLC John Protopappas
155 Grand Ave #1025, Oakland, CA 94612
Client: Sears Roebuck Mike Olsen
3333 Beverly Rd., Hoffman Estates, IL 60179

Phone: 714-567-2454

Phone: --

Phone: 847-286-7222

Receipt Number: WR2015-0169	Total Due:	\$1191.00
Payer Name : URS Corporation	Total Amount Paid:	\$1191.00
	Paid By: CHECK	PAID IN FULL

Works Requesting Permits:

Well Destruction-Monitoring - 3 Wells

Driller: National EWP, Inc. - Lic #: 953646 - Method: other

Work Total: \$1191.00

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2015-0305	04/08/2015	07/12/2015	F0MW5	8.00 in.	2.00 in.	7.00 ft	30.00 ft			
W2015-0306	04/08/2015	07/12/2015	F0MW1	10.00 in.	4.00 in.	7.00 ft	36.50 ft			
W2015-0307	04/08/2015	07/12/2015	F0MW4	8.00 in.	2.00 in.	7.00 ft	30.00 ft			

Specific Work Permit Conditions

1. Drilling Permit(s) can be voided/ cancelled only in writing. It is the applicant's responsibility to notify Alameda County Public Works Agency, Water Resources Section in writing for an extension or to cancel the drilling permit application. No drilling permit application(s) shall be extended beyond ninety (90) days from the original start date. Applicants may not cancel a drilling permit application after the completion date of the permit issued has passed.

2. Prior to any drilling activities, it shall be the applicant's responsibility to contact and coordinate an Underground Service Alert (USA), obtain encroachment permit(s), excavation permit(s) or any other permits or agreements required for that Federal, State, County or City, and follow all City or County Ordinances. No work shall begin until all the permits and requirements have been approved or obtained. It shall also be the applicants responsibilities to provide to the Cities or to Alameda County an Traffic Safety Plan for any lane closures or detours planned. No work shall begin until all the permits and requirements have been approved or obtained.

3. Compliance with the well-sealing specifications shall not exempt the well-sealing contractor from complying with appropriate State reporting-requirements related to well construction or destruction (Sections 13750 through 13755 (Division 7, Chapter 10, Article 3) of the California Water Code). Contractor must complete State DWR Form 188 and mail original to the Alameda County Public Works Agency, Water Resources Section, within 60 days. Include permit number and site map.

Alameda County Public Works Agency - Water Resources Well Permit

4. Applicant shall submit the copies of the approved encroachment permit to this office within 10 days.
5. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost and liability in connection with or resulting from the exercise of this Permit including, but not limited to, property damage, personal injury and wrongful death.
6. Applicant shall contact assigned inspector listed on the top of the permit at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.
7. Permittee, permittee's contractors, consultants or agents shall be responsible to assure that all material or waters generated during drilling, boring destruction, and/or other activities associated with this Permit will be safely handled, properly managed, and disposed of according to all applicable federal, state, and local statutes regulating such. In no case shall these materials and/or waters be allowed to enter, or potentially enter, on or off-site storm sewers, dry wells, or waterways or be allowed to move off the property where work is being completed.
8. Remove the Christy box or similar structure.

Destroy well by grouting neat cement with a tremie pipe or pressure grouting (25 psi for 5min.) to the bottom of the well and by filling with neat cement to three (3-5) feet below surface grade. Allow the sealing material to spill over the top of the casing to fill any annular space between casing and soil.

After the seal has set, backfill the remaining hole with concrete or compacted material to match existing conditions.

9. Copy of approved drilling permit must be on site at all times. Failure to present or show proof of the approved permit application on site shall result in a fine of \$500.00.
-

ATTACHMENT B
GROUT VOLUME CALCULATIONS

**Pressure Grout Well Abandonment for FOMW-1
Slurry Calculations**

Insert Sandpack Height in Inches	330	27.5 Feet
Insert Sandpack radius in Inches	5	5.0 Inches
Insert Total Well Height in Inches	372	31.0 Feet
Insert Casing Height in Sandpack	264	22.0 Feet
Insert Casing Radius in Inches	2	2.0 Inches
Insert Assumed Sandpack Pore Space (usually 25-35%)	30.00%	

Sandpack
 $\text{volume} = \pi * r^2 * h$

pi	r^2	height (inches)
3.1415927	25	330

25918.139 cubic inches
112.19974 gallons

Casing in Sandpack

pi	r^2	height (inches)
3.1415927	4	264

3317.5218 cubic inches
14.361566 gallons

Sandpack - Casing = Sandpack total volume
97.838171 Sandpack Volume Gallons

Sand Pore Space 30.00%
Sandpack vol*Porespace percentage
29.351451 gallons of sandpack pore space

Sandpack Pore Space Volume 29.351451 Gallons

Well Casing Volume

Casing in Well

pi	r^2	height (inches)
3.1415927	4	372

4674.6899 cubic inches
20.236753 gallons

20.236753

Total grout/cement slurry required for abandonment

Sandpack Pore Space+Well Casing Volume= Total Grout Required
49.588204 Gallons

**49.588204 Gallons Required to Fill Well Casing and Pore Space
6.6299429 Cubic Feet**

**Pressure Grout Well Destruction for FOMW-4 and FOMW-5
Slurry Calculations**

Insert Sandpack Height in Inches	252	21.0 Feet
Insert Sandpack radius in Inches	4	4.0 Inches
Insert Total Well Height in Inches	360	30.0 Feet
Insert Casing Height in Sandpack	252	21.0 Feet
Insert Casing Radius in Inches	1	1.0 Inches
Insert Assumed Sandpack Pore Space (usually 25-35%)	30.00%	

Sandpack
 $\text{volume} = \pi * r^2 * h$

pi	r^2	height (inches)
3.1415927	16	252

12666.902 cubic inches
54.835072 gallons

Casing in Sandpack

pi	r^2	height (inches)
3.1415927	1	252

791.68135 cubic inches
3.427192 gallons

Sandpack - Casing = Sandpack total volume
51.40788 Sandpack Volume Gallons

Sand Pore Space 30.00%
Sandpack vol*Porespace percentage
15.422364 gallons of sandpack pore space

Sandpack Pore Space Volume 15.422364 Gallons

Well Casing Volume

Casing in Well

pi	r^2	height (inches)
3.1415927	1	360

1130.9734 cubic inches
4.8959886 gallons

4.8959886

Total grout/cement slurry required for abandonment

Sandpack Pore Space+Well Casing Volume= Total Grout Required
20.318352 Gallons

**20.318352 Gallons Required to Fill Well Casing and Pore Space
2.7165637 Cubic Feet**

ATTACHMENT C
WASTE DISPOSAL DOCUMENTATION

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number

N/A

2. Page 1 of

1

3. Emergency Response Phone

1-800-424-9300

4. Waste Tracking Number

NH42858-N

5. Generator's Name and Mailing Address

Sears # 1058
2833 Teagarden Ave TELEGRAPH AVE.
Oakland CA 94612

Generator's Site Address (if different than mailing address)

Generator's Phone: 800 577-4557

6. Transporter 1 Company Name

Environmental Logistics, Inc.

U.S. EPA ID Number

CAR000217513

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

Filter Recycling Services, Inc.
180 W. Monte Avenue
Bloomington CA 92316

U.S. EPA ID Number

Facility's Phone: 909 421-2012

CAD982444481

9. Waste Shipping Name and Description

10. Containers

No.

Type

11. Total Quantity

12. Unit Wt./Vol.

1. Non-Hazardous Waste Solid (Asphalt, Soil and Concrete Mixture)

006

DM

2400

P

13. Special Handling Instructions and Additional Information

1) Asphalt, Soil and Concrete Mixture - N15060901

WO # 42858-N

↳ 6x55

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name

on behalf of Sears Holdings Corporation
Joe Lasowski

Signature

[Signature]

Month Day Year

06 02 2015

15. International Shipments

Import to U.S.

Export from U.S.

Port of entry/exit:

Date leaving U.S.:

Transporter Signature (for exports only):

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name

Alberto Sanchez

Signature

[Signature]

Month Day Year

06 04 15

Transporter 2 Printed/Typed Name

Signature

Month Day Year

17. Discrepancy

17a. Discrepancy Indication Space

Quantity

Type

Residue

Partial Rejection

Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator)

U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name

Sarah Amick

Signature

[Signature]

Month Day Year

06 16 15