



December 8, 2017

RECEIVED

By Alameda County Environmental Health 9:07 am, Dec 11, 2017

Mr. Keith Nowell, P.G., C.H.G.
Hazardous Materials Specialist
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

SUBJECT: Addendum to Soil and Groundwater Investigation Work Plan
DW Nicholson Property
24747 Clawiter Road
Hayward, California 94545
ACDEH Fuel Leak Case No. RO0003213
GeoTracker Global ID No. T10000009567

Dear Mr. Nowell:

DW Nicholson Corporation is pleased to present the enclosed work plan addendum prepared by Environmental Risk Assessors for an investigation of the property located at 24747 Clawiter Road in Hayward, California. This work plan addendum is submitted pursuant to the request from the Alameda County Department of Environmental Health (ACDEH) as noted in their email dated November 17, 2017.

I have read and acknowledge the content, recommendations, and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the State Water Resource Control Board's GeoTracker website.

Please feel free to contact me via telephone at 510-887-0900 or email at reedjr@dwnicholson.com if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Reed, Jr.', is written over a large, stylized blue scribble.

Tom Reed, Jr.
DW Nicholson Corporation



Environmental Risk Assessors

December 8, 2017

DW Nicholson Corporation
24747 Clawiter Road
Hayward, California 94545
Attn: Thomas S. Reed, Jr.

SUBJECT: Addendum to Soil and Groundwater Investigation Work Plan
DW Nicholson Property, 24747 Clawiter Road, Hayward, California 94545
ERA Project No. 01-2015-1200-001

Dear Mr. Reed,

Environmental Risk Assessors (ERA) is pleased to present to DW Nicholson Corporation this Soil and Groundwater Investigation Work Plan Addendum for the above referenced property (the "Site"; Figure 1). This addendum to the work plan titled *Soil and Groundwater Investigation Work Plan, DW Nicholson Property, 24747 Clawiter Road, Hayward, California 94545*, dated May 15, 2017 (ERA 2017) provides additional information for the proposed site investigation.

Site Description and Background

The Site is addressed 24747 Clawiter Road, Hayward, Alameda County, California, and consists of one 4-acre Alameda County parcel of land (Figure 2). The Site is developed with one 56,466-square-foot industrial/office building occupied by DW Nicholson Corporation. The eastern portion of the building is a two-story office space and the remainder of the building is divided into the Mechanical Warehouse, the Fabrication Shop, and the Equipment Repair Shop. A paint storage shed/hazardous waste storage area and two fuel underground storage tanks (USTs) are located to the west and north, respectively, of the on-site building. Paved parking lots and yards are located on the Site's northern and southern portions.

Proposed Revisions to Soil and Groundwater Investigation Work Plan

The following revisions to the *Soil and Groundwater Investigation Work Plan* (ERA 2017) are proposed to address the Technical Comments in the letter from Alameda County Department of Environmental Health (ACDEH) issued on October 13, 2017 and ACDEH's email dated November 17, 2017.

Identification of Areas of Concern

ACDEH Comment

The September 17, 2014 Phase I Environmental Site Assessment (ESA) conducted for the site identifies manifesting of polychlorinated biphenyls (PCBs), material containing PCBs, and unspecified oil-containing waste from at least 1993 to 2012. As these materials may contain potential chemicals of concern (PCOCs), ACDEH requests the material handling and storage location(s) pertaining to these materials be located on the figure requested below. Please propose an adequate number of shallow soil bores to characterize the area(s) and include the proposed boring locations on the figure requested below.

1420 East Roseville Parkway
Suite 140-262
Roseville, California 95661

Tel 916-677-9897
litafreeman@gmail.com

Environmental Risk Assessors

Alternatively, provide to ACDEH the rationale why potential contamination in this area(s) does not present a significant risk to human health or the environment.

ERA Response

ERA staff contacted Mr. Tom Reed, Jr. of DW Nicholson Corporation to discuss PCBs, material containing PCBs, and unspecified oil-containing waste that were noted as manifested from at least 1993 to 2012 in Basics Environmental's Phase I ESA report dated September 17, 2014. Mr. Reed noted that PCB-containing equipment was not previously and is not currently present on site (also see Page 2-1 of Basics Environmental's Phase I ESA report). Mr. Reed did recall that two 5-gallon containers of light ballasts containing PCBs were stored on site in the Mechanical Warehouse for a period of approximately 2 weeks following a retrofitting project. No leakage from the containers to the concrete floor occurred according to Mr. Reed. Therefore, PCBs do not appear to be a potential chemical of concern.

Mr. Reed noted one additional location where waste oil has been stored on site. One 55-gallon drum of waste cutting oil in an 85-gallon overpack container and several 5-gallon containers of gear oil are stored in a shipping container outside the Mechanical Warehouse. A second shipping container in this area is used for storing tools and equipment (no hazardous substances). This shipping container is located between two borings (SB-1 and SB-2) advanced during the previous investigation; petroleum hydrocarbons were not reported in the soil and groundwater samples collected from these borings. One boring (SB-10) is proposed at the southwestern end of the shipping container with the waste oils; the boring will be advanced to a depth of approximately 10 feet below ground surface (bgs) with two soil samples collected from the boring for analysis (one from the surface to 5-foot depth and one from the 5- to 10-foot depth). Soil samples will be analyzed for Volatile Organic Compounds (VOCs) using U.S. EPA Method 8260B; Total Petroleum Hydrocarbons (TPH) quantified as gasoline (TPHg), TPH quantified as diesel (TPHd), TPH quantified as motor oil (TPHmo), TPH quantified as bunker oil (TPHbo), TPH quantified as kerosene (TPHk), and TPH quantified as Stoddard solvent (TPHss) using SW8015B; and California Administrative Manual 17 (CAM 17) metals using U.S. EPA Method 6000/7000 Series.

ACDEH Comment

The ESA identified the location of an underground hydraulic lift in the mechanical warehouse portion of the site and fuel dispensers in an exterior area. Please include these features on the figure requested below.

ERA Response

The locations of the underground hydraulic lift and the fuel dispensers associated with the on-site fuel USTs have been added to Figure 3.

Boring SB-5 Bore Location

ACDEH Comment

The proposed bore SB-5 is situated in the vicinity of a paint storage shed. As documented in the PHII, soil boring SB-4 was advanced in the vicinity of the shed. Analysis of soil and GGW samples recovered from SB-4 revealed the presence of VOCs. ACDEH requests the proposed bore SB-5 be relocated so the bore is downgradient of the shed. Please include the relocated boring location on the figure requested below.

Environmental Risk Assessors

ERA Response

Boring SB-5 was shown on the south (crossgradient) side of the paint storage shed on the western portion of the Site in the *Soil and Groundwater Investigation Work Plan* (ERA 2017). Proposed boring SB-5 has been relocated to the southwest (downgradient) side of this shed as shown on Figure 3.

Additional Up Gradient Bore(s)

ACDEH Comment

As discussed above, a rationale for the locations of the soil/GGW soil bores includes the evaluation of off-site releases having impacted site groundwater beneath the site. ACDEH notes the distance between the proposed up gradient bores SB-7 and SB-8 is approximately 275 feet. ACDEH recommends that at least one additional bore be proposed between SB-7 and SB-8 to more adequately evaluate potential impacts from an up gradient source. Please include boring location(s) on the figure requested below.

ERA Response

One additional boring has been added to the northern portion of the Site so that three borings (SB-7, SB-8, and SB-9) are located in this area. Soil and groundwater samples from these borings will be collected and analyzed as noted in the Work Plan for borings SB-7 and SB-8. The locations of the proposed borings are shown on Figure 3.

Closing

We look forward to working with you on this important project. If you have questions regarding this addendum, please contact the undersigned via telephone at (916) 677-9897 or via email at litafreeman@gmail.com.

Sincerely,

Environmental Risk Assessors



Lita D. Freeman, PG
Professional Geologist



ATTACHMENTS

- Figure 1: Site Location Map
- Figure 2: Site Plan with Rose Diagram
- Figure 3: Site Plan with Proposed Sampling Locations

REFERENCES

- Environmental Risk Assessors. 2017. *Soil and Groundwater Investigation Work Plan, DW Nicholson Property, 24747 Clawiter Road, Hayward, California 94545*. May 15.
- Basics Environmental, Inc. 2014. *Phase I Environmental Site Assessment, 24747 Clawiter Road, Hayward, California*. September 17.

CERTIFICATIONS

Document Prepared By:



December 8, 2017

Lita D. Freeman, P.G.
Principal Geologist
California Professional Geologist No. 7368

Date

* All information, conclusions, and recommendations in this document have been prepared under the supervision of and reviewed by a California Professional Geologist of Environmental Risk Assessors.

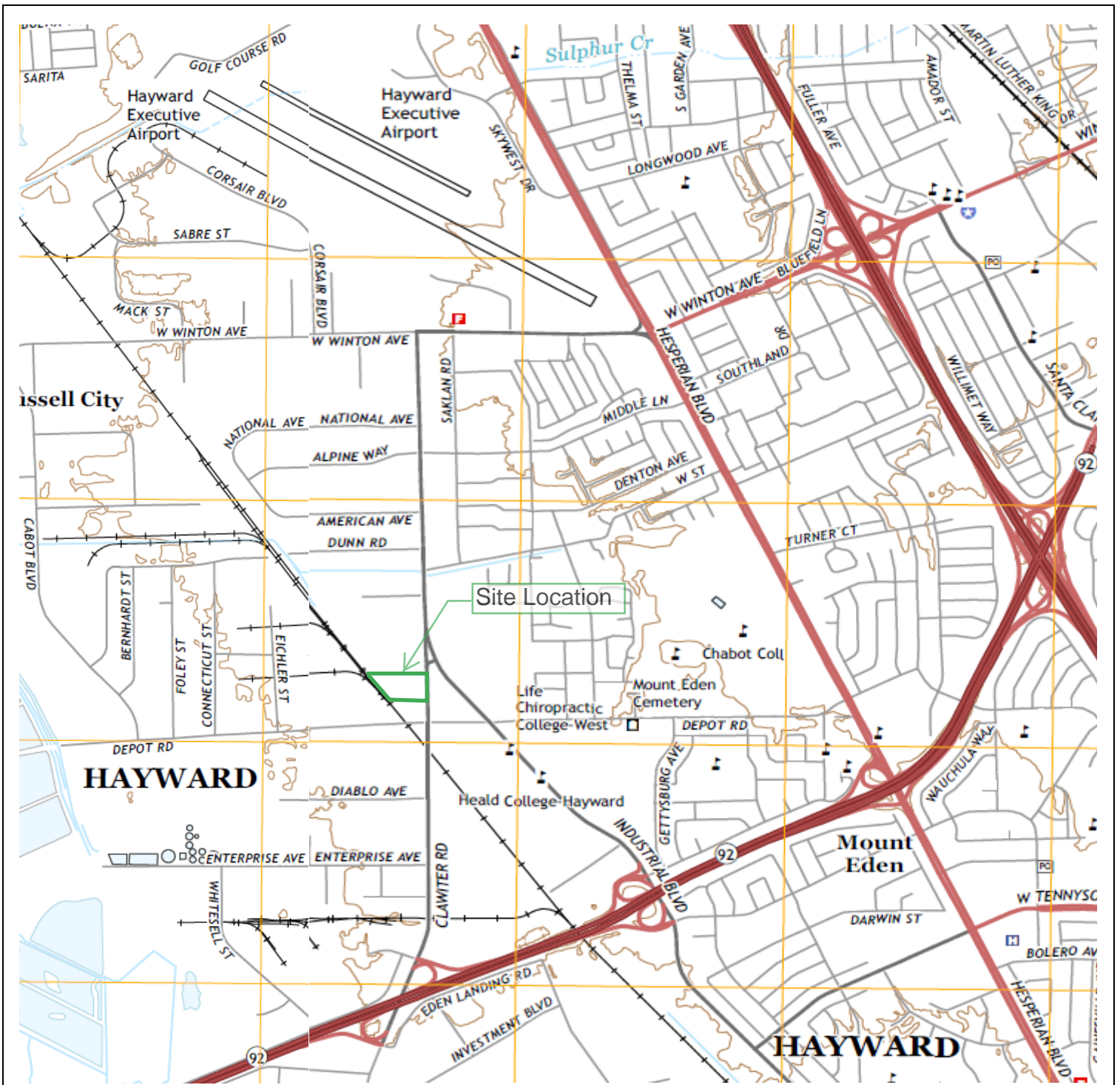
A professional geologist's certification of conditions comprises a declaration of his or her professional judgment. It does not constitute a warranty or guarantee, expressed or implied, nor does it relieve any other party of its responsibility to abide by contract documents, applicable codes, standards, regulations, and ordinances.

Attachments




Figure 1: Site Location Map

Figure 2: Site Plan with Rose Diagram

Figure 3: Site Plan with Proposed Sampling Locations



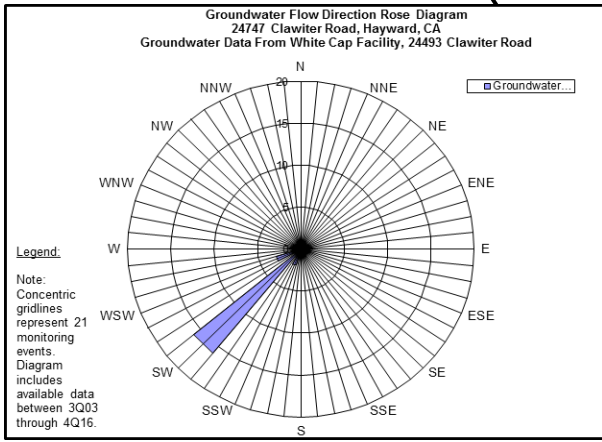
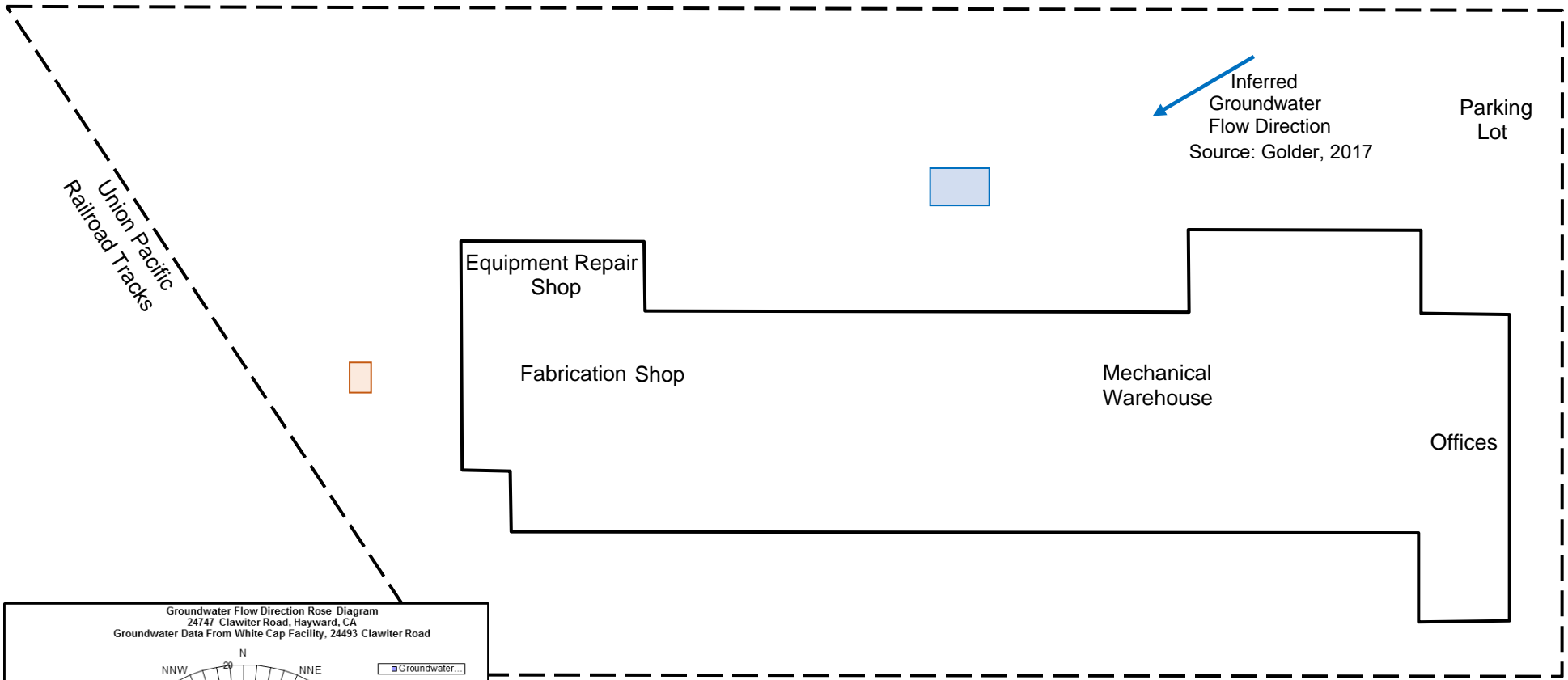
USGS Hayward and San Leandro, California Quadrangle Topographic Maps, 2015

Legend	 Site (boundaries approximate)	 0 1,000 Scale (feet, approximate)	 North



Site Location Map SOIL AND GROUNDWATER INVESTIGATION WORK PLAN ADDENDUM 24747 Clawiter Road, Hayward, California	PN: 01-2015-1200-001
	Date: December 8, 2017
	EP: Lita Freeman
Figure 1	

24701 Clawiter Road



24785 Clawiter Road

- - - Approximate Property Boundary
- Building Footprint
- Fuel UST
- Paint Storage Shed

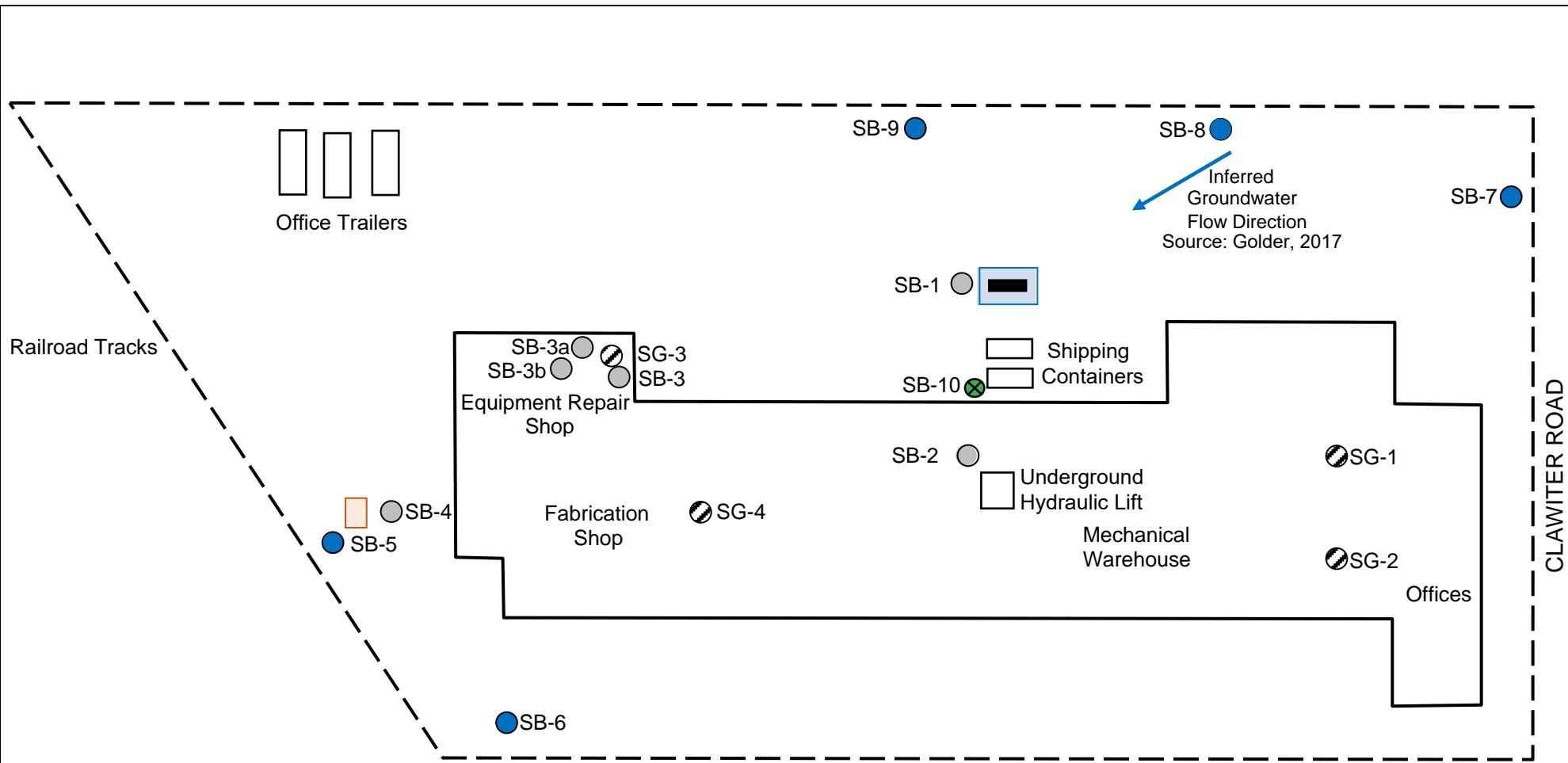
North ↑



0 ——— 100
 Scale (feet, approximate)



Site Plan with Rose Diagram	PN: 01-2015-1200-001
SOIL AND GROUNDWATER INVESTIGATION WORK PLAN ADDENDUM	Date: December 8, 2017
24747 Clawiter Road, Hayward, California	EP: Lita Freeman

Figure 2



----- Approximate Property Boundary	○ Previous Sampling Location (ERA, 2015)	 North  Scale (feet, approximate)
— Building Footprint	● Proposed Soil and Groundwater Sampling Location	
■ Fuel UST/Dispensers	⊗ Proposed Soil Sampling Location	
□ Paint Storage Shed	⊙ Proposed Soil Gas Sampling Location	



Site Plan with Proposed Sampling Locations		PN: 01-2015-1200-001
SOIL AND GROUNDWATER INVESTIGATION WORK PLAN ADDENDUM		Date: December 8, 2017
24747 Clawiter Road, Hayward, California		EP: Lita Freeman

Figure 3