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August 28, 2013

**FACT SHEET ON ENVIRONMENTAL ASSESSMENT
AND PROPOSED CORRECTIVE ACTIONS**

Former Western Forge & Flange Property

540 Cleveland Avenue
Albany, California 94706
Site Cleanup Program (SCP) Case No. RO0003009
Geotracker Global ID T10000001598

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of a proposed soil and groundwater cleanup at the former Western Forge & Flange property located at 540 Cleveland Avenue, Albany, California. Mr. Walter Pierce of Western Forge & Flange, the Responsible Party representative for the SCP case, is proposing excavation and off-site disposal of impacted soil to clean up the site.

Site Background

The site is located in an industrial area of Albany between the Interstate 80 and 580 Freeways. The Western Forge & Flange Company manufactured flanges on-site from 1944 until it closed the facility in 2007. The approximately 25,000 square-foot metal industrial style building which covers the majority of the site is planned to be demolished prior to site remediation.

Remediation Alternative: Soil Excavation and Removal

The remediation proposed for the site includes excavation and removal of soil and groundwater impacted with metals and hydraulic oil. Soil that exceeds cleanup goals will be disposed of off-site at an approved and regulated landfill. Groundwater may be pumped out of excavations and into temporary holding tanks before being treated onsite and discharged to sanitary sewer in accordance with applicable guidelines and under permit with EBMUD. Confirmation soil samples will be collected from excavation areas to evaluate whether the impacted soil was sufficiently removed to achieve the identified cleanup goals.

Three groundwater monitoring wells will also be installed to investigate residual contamination in groundwater after the cleanup of contaminated soil. The wells will be monitored quarterly for a minimum of approximately one year in order to determine the affects of the contamination on groundwater quality beneath the site through a full hydrologic cycle. The need for additional actions will be determined based on the results of the groundwater monitoring.

What This Means to You

During the proposed remediation there will be short-term affects to the local vicinity. These include an increase in noise due to the use of heavy equipment to excavate the contaminated soil and dewater the excavation, a potential increase in incidental dust due to the presence of the heavy equipment and excavation at the site, and an increase in truck traffic as the contaminated soil is hauled from the site to the accepting landfill. Dust control measures will be employed, including soil wetting with publicly supplied water, on-site truck speed limits, soil drop height limits, load tarping, and truck inspection and cleaning prior to departure. A traffic control plan will also be followed.

Next Step

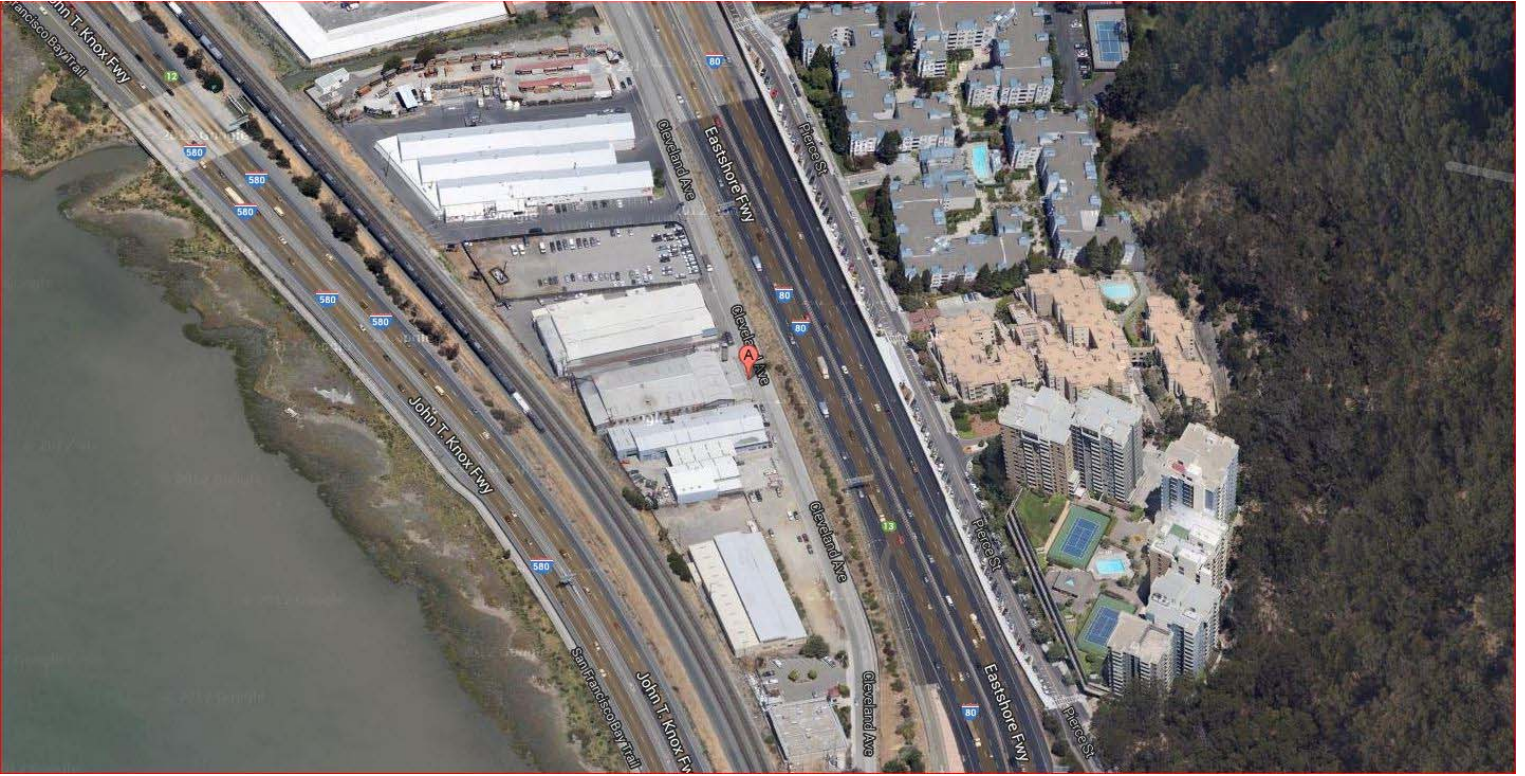
Mr. Pierce is working with Alameda County Environmental Health (ACEH) to implement soil and groundwater remediation at the site. The proposed remedial alternative is described in two documents (*Revised Data Gap Investigation Report and Corrective Action Plan* dated May 15, 2013, and the *Corrective Action Plan Addendum* dated July 22, 2013), each prepared by Ninyo & Moore on behalf of Mr. Pierce. These documents incorporated comments made and modifications requested by several ACEH directive letters (March 12 and June 28, 2013).

The public is invited to review and comment on the proposed cleanup action. The reports are available on the ACEH website (<http://www.acgov.org/aceh/index.htm>) or the State Water Resources Control Board's Geotracker website (<http://www.geotracker.waterboards.ca.gov/>). Please send written comments regarding the corrective action to Mark Detterman at the address below. **All written comments received by October 9, 2013** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup.

For additional information, please contact:

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Aerial View of Property (Google Earth, 2013)