



DEPARTMENT OF ENVIRONMENTAL HEALTH  
CUPA HAZARDOUS MATERIALS DIVISION  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
(510) 567-6700

August 25, 2009

Mr. Walter Pierce  
President  
Western Forge & Flange  
687 County Road 2201  
Cleveland, TX 77327

RE: Western Forge & Flange Facility Closure - 540 Cleveland Ave., Albany, CA  
Status of Site Closure and Transfer of Site to LOP Program  
Summary of ACDEH Costs associated with Closure Oversight to date

Dear Mr. Pierce:

Alameda County Department of Environmental Health (ACDEH) has reviewed the report submitted by Chemical Data Management System (CDMS) on June 18, 2009 for closure of Western Forge & Flange facility in Albany, California. The report describes the work performed to date for site closure cleanup and sampling activities. Rinsing and repeated pressure washing conducted by CDMS have not removed the visible contamination on walls, electrical boxes, hanging wiring, ledges or equipment, much of which may be within direct contact of future occupants. Additionally, during our most recent facility walkthrough on July 7, 2009 with Jamie Hernandez of CDMS, we noted open excavations, some with accumulated oily water, open equipment pits and visible contamination which are safety and potential health hazards. Soil and ground water sampling results indicate subsurface contamination which will require investigation and mitigation separate from the contamination found in the building structure.

At this time, surface contamination and contamination to the building structure remain at the site. Results of the wipe sampling collected for verification on March 18, 2009 found Chromium up to 350 ug/100 cm sq, Nickel up to 3,400 ug/100 cm sq, and Lead up to 240 ug/cm sq. As a reference, Department of Energy (DOE) cleanup standards for these metals for industrial use are as follows- 3.3 ug/100cm sq, for Chromium, 10 ug/100cm sq for Nickel and 4.3 ug/100 cm sq for Lead.

Based on the concentrations of residual contamination associated with the building structure as reported by your consultant, appropriate safeguards to protect workers from exposure must be provided for any future construction activities and must be documented in a site safety plan. Any materials removed shall be properly disposed and documented. Future occupants will need to be notified of the existing contamination unless further decontamination work is done. If the site is to be sold or transferred to another owner, you are required to disclose the existence of residual contamination. We will require written confirmation from the new owner that they are aware of the current site conditions and that they will assume responsibility for any cleanup that will be required

Mr. Walter Pierce  
RE: 540 Cleveland Ave., Albany CA  
August 25, 2009  
Page 2

in the future. Should the new owner undertake cleanup activity, they will be required to provide funds as needed to offset our oversight costs.

Separately, additional funding will be requested from you to cover our costs for oversight work completed to date as well as for additional time needed to complete the site closure. A copy of the summary of all the work performed by ACDEH will be provided to you. Costs of ACDEH oversight work have been deducted from your deposit account which currently has a negative balance.

Soil and ground water investigation oversight has been transferred to the Local Oversight Program (LOP), a division of Alameda County Environmental Health responsible for site investigation and ground water cleanup oversight in Albany. You will be contacted to provide a separate deposit for that program in order to begin the oversight of the soil and groundwater investigation. Please contact the LOP program for information regarding the process for addressing any subsurface contamination.

If you have any question, please contact me at 510-567-6780 or e-mail at [susan.hugo@acgov.org](mailto:susan.hugo@acgov.org).

Sincerely,



Susan Hugo  
CUPA Program Manager

cc: Marc McGinn, Albany Fire Chief – 1000 San Pablo Ave., Albany, CA 94706  
Jeff Bond, Albany Planning Manager – 979 San Pablo Ave., Albany, CA 94706  
Dan Firth, ACDEH HazMat Division Chief  
Jamie Hernandez, CDMS – 6515 Trinity Ct., Suite 120, Dublin, CA 94568  
Donna Drogos, LOP Program Manager  
Sukla De, CIH Consultant  
file