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**TECHNICAL REPORT FOR MONITORING WELL
DESTRUCTION AND REQUEST FOR NO FURTHER ACTION**

**FORMER WESTERN FORGE & FLANGE FACILITY
540 CLEVELAND AVENUE; ALBANY, CALIFORNIA**

**ALAMEDA COUNTY ENVIRONMENTAL HEALTH SITE
CLEANUP PROGRAM (SCP) CASE NO. RO0003009**

PREPARED FOR:

Mr. Walter R. Pierce
Western Forge & Flange
687 County Road 2201
Cleveland, Texas 77328

PREPARED BY:

Ninyo & Moore
Geotechnical and Environmental Sciences Consultants
1956 Webster Street, Suite 400
Oakland, California 94612

April 22, 2016
Project No. 401823003

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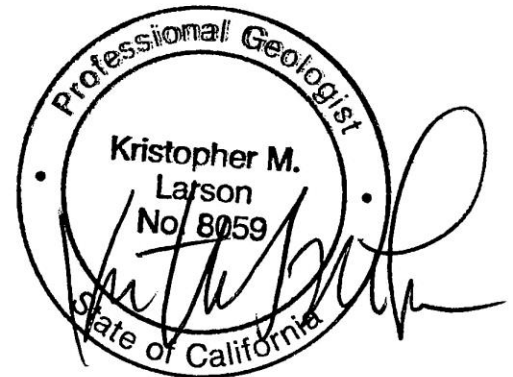
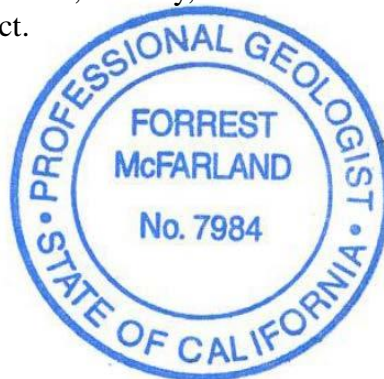
Mr. Walter R. Pierce
Western Forge & Flange
687 County Road 2201
Cleveland, Texas 77328

Subject: Technical Report for Monitoring Well Destruction and
Request for No Further Action;
Former Western Forge & Flange Facility
540 Cleveland Avenue, Albany, California;
Alameda County Environmental Health
Site Cleanup Program (SCP) Case No. RO0003009.

Dear Mr. Pierce:

Ninyo & Moore is pleased to submit this Technical Report for Monitoring Well Destruction and Request for No Further Action for the property known as the Former Western Forge & Flange Facility, 540 Cleveland Avenue, Albany, California. We appreciate the opportunity to be of service to you on this project.

Sincerely,
NINYO & MOORE




Forrest McFarland PG 7984
Senior Environmental Geologist

Kris M. Larson, PG 8059
Principal Environmental Geologist

FSM/KML/VMP

Distribution: (1) Addressee (electronic copy)
(1) Mark Detterman, Alameda County Environmental Health (hard copy)

April 22, 2016
Project No. 401823003

To: Mr. Mark E. Detterman
Alameda County Environmental Health Department
Health Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Re: Perjury Statement
Technical Report for Monitoring Well Destruction and
Request for No Further Action
Western Forge & Flange
540 Cleveland Avenue
Albany, California 94706

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



Walter R. Pierce
President and CEO
Western Forge & Flange Company

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1. INTRODUCTION

This Technical Report for Monitoring Well Destruction and Request for No Further Action has been prepared by Ninyo & Moore for the property located at 540 Cleveland Avenue in Albany, California (former Western Forge & Flange Facility; or the Site). The Site location is presented on Figure 1.

On December 5, 2014, Ninyo & Moore submitted the *4th Quarter 2014 Groundwater Monitoring Report, and Request for Site Closure* to the Alameda County Health Care Services Agency, Alameda County Environmental Health (ACEH). The ACEH did not concur with our request for closure and, in a letter dated January, 22, 2015, requested one additional quarter of groundwater monitoring and a Tier 2 Risk Evaluation. Subsequently, on April 17, 2015, Ninyo & Moore submitted the *1st Quarter 2015 Groundwater Monitoring Report, Tier 2 Risk Evaluation, Screening-Level Ecological Risk Assessment and Request for Site Closure*. In a follow up letter dated June 19th, 2015 the ACEH agreed to consider the case for closure and requested submittal of a Site Management Plan, and a Draft Land Use Covenant (LUC). In addition the ACEH requested a *Notification of Potential Case Closure* distribution to landowners and residents of the immediate vicinity of the Site, with a 30-day public participation period. On July 28, 2015 Ninyo & Moore submitted the Site Management Plan to the property owner and a copy to the ACEH. The 30-Day Public Comment Period was opened on November 16, 2015 and closed on December 16, 2015, and no comments were received during that period. The ACEH prepared a directive dated March 31, 2016 titled *Request for Well Destruction Fuel Leak Case No. RO0003009 and GeoTracker Global ID #T10000001598, Western Forge & Flange, 540 Cleveland Avenue, Albany, California 94706* where they requested the proper destruction of the remaining groundwater monitoring wells on Site (MW-1 through MW-3), prior to granting No Further Action status.

On April 8, 2016, Ninyo & Moore oversaw the proper destruction of groundwater monitoring wells MW-1 through MW-3. This report documents the decommissioning of these three wells, which are shown on the Site Plan included as Figure 2.

2. SITE DESCRIPTION AND BACKGROUND

The Site is located at 540 Cleveland Avenue in Albany, California (Figure 1) in a commercial/industrial area of Albany between the US Interstate 80 and 580 Freeways, and immediately east of a Union Pacific Rail Road (UPRR) right of way (Figure 2). The Site is bordered to the north by a heavy industrial property (Albany Steel), to the south by a commercial building (currently occupied by the City of Albany and used as a maintenance yard), and to the east by Cleveland Avenue. The Site is approximately 1.0 acre and historically consisted of an approximately 25,000 square-foot building with concrete and asphalt paved areas. Western Forge & Flange manufactured flanges at the Site from 1944 until it moved operations to Texas in 2007. The site building and the majority of pavement surfaces were demolished and removed in June and July of 2013. Several subsurface concrete pits were also demolished during building demolition activities.

3. GROUNDWATER MONITORING WELL DESTRUCTION

On April 8, 2016 Ninyo & Moore contracted with Vapor Tech Services (VTS) of Hayward, California, a California C-57 licensed drilling contractor to decommission groundwater monitoring wells MW-1 through and MW-3 by pressure grouting per Alameda County Public Works Agency (ACPWA) guidelines. The well destructions were performed in accordance with ACPWA approved permits, copies of which are included in Appendix A.

The monitoring well decommissioning procedures included the following:

- The flush-mounted monitoring well security boxes were removed by VTS and the well casings were cut off at approximately one-foot below ground surface (bgs).
- The three well casings were subsequently backfilled with neat cement grout using a tremmie pipe, and then pressurized to 30 pounds per square inch (PSI) for a total of 5 minutes per well with the on-site approval of an ACPWD grout inspector.
- The ground surface at each former well location was backfilled with the surrounding soil to match the surrounding grade.

Concrete, well casing and well box materials from field activities, and other expendable materials such as gloves and rags utilized as part of the well destruction activities were bagged, hauled off site and disposed of as municipal waste. Because of the well destruction methodology, (pressure grouting) neither soil/drill cuttings nor purge or decontamination rinse-water were generated, and thus there was no need for profiling or disposal of wastewater or soil.

4. SUMMARY

On April 8, 2016, Ninyo & Moore contracted with VTS of Hayward, California, a licensed drilling contractor and properly destroyed on-site groundwater monitoring wells MW-1, MW-2, and MW-3, by pressure grouting in accordance with permit guidelines and approved by an on-site ACPWA inspector. All waste material was disposed of as municipal/construction waste.

5. RECOMMENDATIONS

The Site Management Plan and Land Use Covenant have been completed, reviewed and approved by the ACEH, on-site groundwater monitoring wells MW-1 through MW-3 have been properly decommissioned, and all investigation derived waste has been removed from the Site. Ninyo & Moore requests that the ACEH issue a No Further Action Letter for the Site for case closure.

6. LIMITATIONS

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Variations in site conditions may exist and conditions not observed or described in this report may be encountered during subsequent activities. Please also note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

Ninyo & Moore's opinions and recommendations regarding environmental conditions, as presented in this report, are based on limited subsurface assessment and chemical analysis. Further assessment of potential adverse environmental impacts from past on-site and/or nearby use of hazardous materials may be accomplished by a more comprehensive assessment. Any samples collected and used for testing, and the observations made, are believed to be representative of the area(s) evaluated; however, conditions can vary significantly between sampling locations. Variations in soil and/or groundwater conditions will exist beyond the points explored in this evaluation.

The environmental interpretations and opinions contained in this report are based on the results of laboratory tests and analyses intended to detect the presence and concentration of specific chemical or physical constituents in samples collected from the subject site. The testing and analyses have been conducted by an independent laboratory which is certified by the State of California to conduct such tests. Ninyo & Moore has no involvement in, or control over, such testing and analysis. Ninyo & Moore, therefore, disclaims responsibility for any inaccuracy in such laboratory results.

Our conclusions, recommendations, and opinions are based on an analysis of the observed site conditions. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information, or has questions regarding content, interpretations presented, or completeness of this document.

This report is intended exclusively for use by Mr. Walter R. Pierce and Western Forge & Flange. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than those noted is undertaken at said parties' sole risk.

7. REFERENCES

Alameda County Health Care Services Agency; 2016. Request for Well Destruction Fuel Leak Case No. RO0003009 and GeoTracker Global ID #T10000001598, Western Forge & Flange, 540 Cleveland Avenue, Albany, California 94706; dated March 31.

Alameda County Health Care Services Agency; 2016. Request for Additional Groundwater Monitoring Event and Tier 2 Risk Analysis; Site Cleanup Program (SCP) Case No. RO0003009 and GeoTracker Global ID #T10000001598, Western Forge & Flange, 540 Cleveland Avenue, Albany, California 94706; dated March 31

California Regional Water Quality Control Board, San Francisco Bay Region, 2007 Water Quality Control Plan, dated January 18.

California Regional Water Quality Control Board, San Francisco Bay Region, 2016, Environmental Screening Levels, dated February.

Ninyo & Moore, 2014; 4th Quarter 2014 Groundwater Monitoring Report, and Request for Site Closure dated December 5.

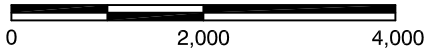
Ninyo & Moore, 2015; 1st Quarter 2015 Groundwater Monitoring Report, Tier 2 Risk Evaluation, Screening-Level Ecological Risk Assessment and Request for Site Closure. Dated April 17.



REFERENCE: METRO AREAS OF ALAMEDA, CONTRA COSTA, MARIN, SAN FRANCISCO, SAN MATEO, AND SANTA CLARA COUNTIES, THOMAS GUIDE, 2008.



SCALE IN FEET



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

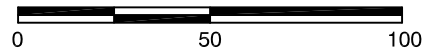
		SITE LOCATION WESTERN FORGE & FLANGE 540 CLEVELAND AVENUE ALBANY, CALIFORNIA	FIGURE 1



401823003-FIG2.dwg, Apr 20, 2016, 9:04am, snguyen



SCALE IN FEET



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

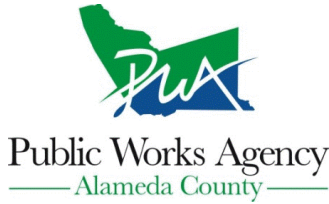
REFERENCE: GOOGLE EARTH IMAGERY, 2016.

LEGEND	
MW-3	DESTROYED MONITORING WELL
- - -	PROPERTY BOUNDARY

Ninyo & Moore		SITE PLAN WITH MONITORING WELL LOCATIONS	FIGURE 2
PROJECT NO. 401823003	DATE 4/15		

APPENDIX A
WELL DESTRUCTION 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: 04/01/2016 By jamesy

Permit Numbers: W2016-0217 to W2016-0219
Permits Valid from 04/08/2016 to 04/08/2016

Application Id: 1459292354176
Site Location: 540 Cleveland Avenue
Project Start Date: 04/08/2016
Assigned Inspector: Contact Lindsay Furuyama at (925) 956-2311 or Lfuruyama@groundzonees.com

City of Project Site: Albany

Completion Date: 04/08/2016

Applicant: Ninyo & Moore - Kris Larson
1956 Webster Street, Suite 400, Oakland, CA 94612

Phone: 510-343-3000 x15212

Property Owner: Walter Pierce
687 County Road 2201, Cleveland, TX 77328

Phone: 800-352-6433

Client: ** same as Property Owner **
Contact: Steffany Loeb

Phone: 510-343-3000 x15226
Cell: --

Receipt Number: WR2016-0152	Total Due:	\$1191.00
Payer Name : Ninyo and Moore	Total Amount Paid:	\$1191.00
	Paid By: CHECK	PAID IN FULL

Works Requesting Permits:

Well Destruction-Monitoring - 3 Wells

Driller: Vapor Tech Services - Lic #: 916085 - Method: press

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 #
W2016-0217	04/01/2016	07/07/2016	MW-1	8.00 in.	2.00 in.	2.50 ft	10.00 ft	ON File	W2013-0946	ON File
W2016-0218	04/01/2016	07/07/2016	MW-2	8.00 in.	2.00 in.	2.50 ft	10.00 ft	ON File	W2013-0947	ON File
W2016-0219	04/01/2016	07/07/2016	MW-3	8.00 in.	2.00 in.	2.50 ft	10.00 ft	ON File	W2013-0948	ON File

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.
 10. Electronic Reporting Regulations (Chapter 30, Division 3 of Title 23 & Division 3 of Title 27, CCR) require electronic submission of any report or data required by a regulatory agency from a cleanup site. Submission dates are set by a Regional Water Board or by a regulatory agency. Once a report/data is successfully uploaded, as required, you have met the reporting requirement (i.e. the compliance measure for electronic submittals is the actual upload itself). The upload date should be on or prior to the regulatory due date.
-