

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 8-20-04

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

August 18, 2004

Ms. Manuela Silva
Fruitvale Development Corp., Inc.
1900 Fruitvale Ave., Suite 2B
Oakland, CA 94601

Dear Ms. Silva:

Subject: TOXICS Case RO0002490, Fruitvale BART Development, Oakland,
CA, 94601

Our records indicate that the current balance on the above-referenced TOXICS oversight account is -\$1567.10. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$4100.00. Please send your check to the attention of our Finance Department.

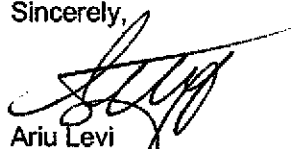
This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$160.00 per hour.

Please write "TOXICS" (the type of project), the site address and the AR# 0306023 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,


Ariu Levi
Division Chief

cc: D. Drogos, B. Chan
Mr. Gary Jensen, SF BART, 979 Broadway, M/S-MLB, Millbrae, CA 94030

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



12-5-00

R02490

December 4, 2000
StID # 6684

Mr. Gary Jensen
San Francisco Bay Area Rapid Transit
979 Broadway, M/S-MLB
Millbrae, CA 94030

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

**Re: Results of Soil and Groundwater Samples from former Union Pacific Railroad Site at
BART Fruitvale Station, Oakland CA 94601**

Dear Mr. Jensen:

Our office and that of the San Francisco Regional Water Quality Control Board have received and reviewed the preliminary results of soil and grab groundwater sample analysis for organic and inorganic parameters as provided by your consultant, Camp Dresser and McKee for the above referenced site. The Water Board is disappointed and concerned that the grab groundwater samples were not filtered prior to analysis for CAM metals. Because of this, it is uncertain whether there is impact from soil metals concentrations on the groundwater metal concentrations observer. The reported metals concentration in the groundwater samples exhibit uncharacteristic concentrations of dissolved metals.

Our offices, therefore, request the re-sampling of groundwater in the vicinity of the former exploration points, GW-1 through GW-3. Prior to CAM metals analysis, these samples should be filtered through a 0.45 micron filter. Please contact me at (510) 567-6765 or Ravi Arulanantham of the Water Board at (510) 622-2308 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

R. Arulanantham, SFRWQCB

Ms. M. Silva, Fruitvale Development Corp., 1900 Fruitvale Ave., Suite 2B, Oakland 94601

Mr. M. Gray, Camp Dresser & McKee Inc., 100 Pringle Ave., Suite 300, Walnut Creek 94596

gwsFruitvaleBART

SENT 9-13-2000

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R02490

September 11, 2000
STID# 6684

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Mr. Gary Jensen
San Francisco Bay Area Rapid Transit
979 Broadway, M/S-MLB
Millbrae, CA 94030

**Re: Work Plan for Former Union Pacific Railroad Site at BART Fruitvale Station,
Oakland CA 94601**

Dear Mr. Jensen:

Staff from the San Francisco Regional Water Quality Control Board and Alameda County Environmental Health have received and reviewed the **July 17, 2000 Workplan for Screening Level Soil and Groundwater Sampling and the August 9 & 22, 2000 Letter Addenda** to the above referenced work plan submitted by Camp Dresser & McKee, Inc. (CD&M). We have also met with you and other BART staff members and your consultant (CD&M) to discuss the elements of the work plan. The second letter addendum incorporates items discussed in the meeting and in conversations with your consultant.

The project will involve the excavation of surface soils to a depth of approximately two feet along the former Union Pacific Railroad tracks from Fruitvale Ave. up to 37th Avenue. The excavation will be approximately 50 feet wide. This area will be developed into a new parking structure for BART including a multi-level parking structure. Previous investigation has identified Total Petroleum Hydrocarbons as diesel and motor oil and heavy metals in soils in at the subject site.

Your soil excavation work plan is approved with the following conditions:

- It is assumed that groundwater beneath this area has not been impacted by the surface contaminants of concern. Should groundwater be impacted, the work plan must be reviewed and revised as required by our agencies. Four groundwater samples shall be collected from areas of known impact, ARS pit 7, 12 and 17/18 and CDM location D1/D2. Borings will be advanced to a depth of 30' to collect a groundwater sample. If groundwater is not encountered at this depth, no groundwater sample will be collected. The water samples will be analyzed for VOCs, SVOCs, TPHmo,d, TPHg, BTEX/MTBE and CAM 17 and Title 22 Metals.
- It is our understanding that some of the soil generated as part of the construction activities is proposed for reuse (entombed) underneath the proposed parking ramp. We recommend that this soil concentrations should be at or below the following levels for these respective contaminants: 1000 ppm for TPHmo or diesel, 500 ppm for TPHg, 19 ppm for arsenic, 400 ppm for lead and below industrial PRGs for the other COCs.
- Six soil samples locations will be sampled at depths of 1' and 3' to characterize the excavated and residual soil conditions. Of the six soil locations, three will be located near areas of known impact; adjacent to former ARS Pit 7, 12 and 17/18. The other three soil sampling locations will be randomly distributed across the site.

Mr. Gary Jensen
San Francisco Bay Area Rapid Transit
Fruitvale BART Project
September 11, 2000
Page 2

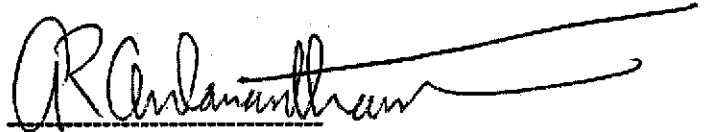
- The site will be capped and a deed restriction shall be recorded to run with the land in perpetuity. Any change in land use will require the approval by our offices.

You may contact the Regional Water Quality Control Board (510-622-2308) or the County Offices (510-567-6765) if you have any comments or questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist ACEH



Ravi Arulanantham, Ph.D.
Staff Toxicologist, RWQCB

- c: Mee Ling Tung, Director, Environmental Health Services
Stephen Morse, Asst. Executive Officer, San Francisco Bay RWQCB
Manuela Silva, Fruitvale Development Corp., 1900 Fruitvale Ave., Suite 2B
Oakland, CA 94601
Michael Gray, Camp Dresser & McKee Inc., 100 Pringle Ave., Suite 300,
Walnut Creek, CA 94596

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 8-3-2000

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

August 2, 2000

Mr. Leroy Griffin
Oakland Fire Department OES
1605 Martin Luther King Jr. Drive
Oakland CA 94612

Re: Union Pacific RR Site/ Fruitvale BART Station Project, Oakland CA 94601

Dear Mr. Griffin:

This letter requests that the City of Oakland, Hazardous Materials Management Program, authorize in writing Alameda County Environmental Health to oversee the Fruitvale BART project. This project first was introduced to the Regional Water Quality Control Board (RWQCB) and Alameda County Environmental Health (County) in August 1999 where representatives from the Fruitvale Development Corporation and BART met with both regulatory agencies at the Water Board office. The project involves BART swapping a large portion of the existing Fruitvale BART parking lot with the former Union Pacific RR track area, purchased by the Fruitvale Development Corporation. The BART parking lot would be developed into a mixed commercial, shopping complex while the former RR track area would be converted into BART parking. Our office wrote you a letter dated November 8, 1999 to inform you of this project. To keep with the County policy on working on these SLIC sites in CUPA cities, please provide our office a letter approving the County's oversight of this project.

The Water Board has been providing County guidance. Please feel to contact Mr. Ravi Arulanamtham of the Water Board to verify the extent of their involvement. Because of BART's pending construction activities, your prompt response is greatly appreciated.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

UPRR-FruitvaleBART

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 5-15-2000
incl cc's

202490

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

May 12, 2000

Ms. Manuela Silva
Director of Housing & Economic Development
Fruitvale Development Corporation, Inc.
1900 Fruitvale Ave., Suite 2A
Oakland CA 94601

**Re: Approval of Site Mitigation and Soil Removal Work Plan, Union Pacific Railroad Site,
Oakland CA 94601, Eastern Edge of Fruitvale Ave. to Western Edge of 37th Ave.**

Dear Ms. Silva:

Alameda County Health Care Services Agency (ACHCSA) and the San Francisco Regional Water Quality Control Board (SFRWQCB) have reviewed the "Site Mitigation and Soil Removal Work Plan" prepared by Applied Remedial Services, Inc. for the Union Pacific Railroad Site in Oakland, California, located between Fruitvale Ave. and the Western Edge of 37th Ave. Our offices have also met and discussed the work plan with the consultant. The report identified elevated levels of lead, arsenic and petroleum hydrocarbons in soil. The project includes the construction of an at grade parking lot for BART patrons on this site.

The Site Mitigation Plan (SMP) proposes the excavation, characterization and disposal of chemically affected soil at appropriate facilities. Your consultant states that during excavation and while soil loading activities are being conducted, air monitoring from four stations at the site will be done. Air samples will be collected and analyzed for chemicals of concern by a state certified testing laboratory to ensure acceptable air quality. In addition, during excavation, grading and site preparation the soil will be sprayed with amended water containing a biodegradable surfactant, unpaved construction areas will be sprayed with water at least twice a day and soil stockpiles will be covered.

ACHCSA and SFRWQCB approves the SMP with the following conditions:

1. Construction plans with depths and locations of soil cuts shall be submitted to both offices.
2. Upon completion of soil removal activities, a sampling plan must be submitted for agency approval.
3. A deed notification/restriction may be required for the site if residual contamination exceeds regulatory thresholds.

You may contact Ravi Arulanantham at (510) 622-2308 or myself at (510) 567-6765 if you have any questions.

Ms. Manuela Silva
Union Pacific Railroad Site, Oakland CA
May 12, 2000
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
R. Arulanantham, SFRWQCB
Mr. M. Kara, Applied Remedial Services, Inc., 701 Southampton Road, Suite 105, Benicia,
CA 94510

Fruitvalewpap

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SNT 3-21-2000
including cc's

PO2490

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

March 20, 2000

Ms. Evelyn Johnson
Fruitvale Development Corporation, Inc.
1900 Fruitvale Ave., Suite 2A
Oakland CA 94601

Re: Request for Deposit for Oversight Fees, Eastern Edge of Fruitvale Ave., to the Western Edge of 37th Ave., Oakland CA 94601

Dear Ms. Johnson:

Our office has received a copy of the March 9, 2000 Site Mitigation and Soil Removal Work Plan for the above parcel prepared by Applied Remedial Services (ARS), your consultant. You are reminded that before our office can review this report, we must receive a deposit for our oversight time. Our office previously made a request for this deposit in my November 8, 1999 letter, copy enclosed.

Please submit your deposit as soon as possible.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. E. Rashmawi, ARS, 701 Southampton Rd., Suite 105, Benicia, CA 94510
DepFruitvale-37thAve.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



*Sent 11-8-99
Including cc's*

FRUITVALE BART
0 FRUITVALE AVE. 2 37th. AVE.
RO# 2490

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

November 8, 1999

Mr. Leroy Griffin
Hazardous Materials Supervisor
OES, Hazardous Materials Management Program
1605 Martin Luther King Jr. Drive
Oakland CA 94612

Re: Union Pacific Railroad Site, Western Edge of 33rd Ave. to Western Edge of 37th Ave.,
Oakland CA 94601

Dear Mr. Griffin:

This letter is to notify you our office has been contacted by the interested parties to oversee the site mitigation and site management of the above referenced property, in Oakland. This area, currently owned by the UP Railroad, is intended to be exchanged for property owned by the Fruitvale Development Corporation. Specific heavy metals have been found at this property. Our office and that of the Regional Water Quality Control Board have met with the involved parties to provide guidance as to how this contamination can be managed. It is our office's intention to oversee this site with Water Board guidance. Should you have any questions, comments or concerns about this arrangement, please contact me as soon as possible.

I may be reached at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Fax and hard copy sent
UPR33rd-37th Ave

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



*Sent 11-8-99
Including cc's*

FRUITVALE BART
0 FRUITVALE AVE 2 37th. AVE
RO# 2490

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

November 8, 1999

Ms. Evelyn Johnson
Fruitvale Development Corporation, Inc.
1900 Fruitvale Ave., Suite 2A
Oakland CA 94601

**Re: Alameda County Environmental Health Oversight of Union Pacific Railroad Site,
Western Edge of 33rd Ave. to Western Edge of 37th Ave., Oakland CA 94601**

Dear Ms. Johnson:

Our office has received the October 26, 1999 Site Mitigation and Soil Removal Work Plan for the above site as prepared by Applied Remedial Services, Inc., (ARS). As you are aware, our office was requested by the Water Board to provide, with their assistance, oversight of the environmental management of this site. The general plan was discussed at the August 26, 1999 meeting at the Water Board offices. Before our office can continue, we will require a deposit to cover our oversight time. Our current billing rate is \$100/hr. Therefore, you are requested to submit a check for \$2000.000 to cover anticipated future oversight expenses. Any remaining balance will be refunded to you at the conclusion of this project.

Please be aware, this request is authorized by County Ordinance Code Section 3-140.5.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. M. Kara, ARS, 701 Southampton Rd., Suite 105, Benicia, CA 94510
Mr. R. Arulanantham, RWQCB
Dep33rdAve-37thAve

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Envision: Fruitvale BART
0 Fruitvale Ave. 237th Ave
Oakland

R02490

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

March 25, 1991

Ms. Michele A. Bellows
Orion Environmental Associates
315 Washington Street
Oakland, CA 94607

RE: Records search for the BART Fruitvale Station property

Dear Ms. Bellows:

I have reviewed our files for the above referenced site. Your request listed approximately 30 blocks that were of interest to the project.

Our office has information on a facility in the 3200 block of San Leandro Street, and in the 3400 block of San Leandro Street. In the 3200 block, there is a facility that operates two 8,000 gallon underground storage tanks. No releases have been reported. In the 3400 block, there is a radiator shop, and no spills have been reported. Our office has no records of facilities that existed prior to the construction of the Fruitvale BART station, nor of facilities that may be operating in the remainder of the area of your records search request.

Attached is an invoice for the records search. If you have any questions, please call me at 415/271-4320.

Sincerely,

Cynthia Chapman

Cynthia Chapman
Hazardous Materials Specialist