ALAMEDA COUNTY WATER DISTRICT

43885 SOUTH GRIMMER BOULEVARD • FREMONT, CALIFORNIA 94538
(510) 668-4200 • FAX (510) 770-1793 • www.acwd.org

May 13, 2015

Mr. Clifford Nguyen
Urban Initiatives Manager
City of Fremont
3300 Capitol Avenue, Building A
Fremont, CA 94538

Dear Mr. Nguyen:

Subject: Contamination Detected at 39155 and 39183 State Street, Fremont (ACWD Site #690)

Pursuant to your request, this letter explains the status of the subject properties with respect to soil and vapor contamination detected at the site. The Alameda County Water District (ACWD) understands that a potential developer (Fremont State Street Center, LLC) intends to purchase the subject properties from the City of Fremont (City) to develop the site for residential and commercial use. Prior to purchase of the property, Fremont State Street Center, LLC retained PES Environmental, Inc. (PES) to conduct subsurface investigations at the site to determine whether the properties were impacted by contaminants from previous site uses or off-site sources of contamination.

According to PES' "Report of Results Subsurface Investigation" memorandum dated February 12, 2015, a total of 40 boreholes were drilled to depths ranging from 5 to 45 feet below ground surface (bgs) in October 2014, December 2014, and January 2015. Soil and soil vapor samples were collected from boreholes drilled on-site, and soil vapor samples were also collected from boreholes drilled off-site (along the Union Sanitary District sewer line on State Street). An attempt was made to collect grab groundwater samples, however, groundwater was not encountered in boreholes drilled to depths of 45 feet bgs. The shallow soil samples collected from on-site were analyzed for volatile organic compounds (VOCs), organochlorine pesticides, arsenic and lead. The soil vapor samples were analyzed for VOCs only.

PES' report dated February 12, 2015, documented tetrachloroethylene (PCE) soil vapor contamination at concentrations ranging from 110 to 8,500 micrograms per cubic meter ($\mu g/m^3$) beneath the northern portions of the 39155 and 39183 State Street properties. Soil vapor sampling was also conducted off-site along Union Sanitary District's sewer line on State Street to assess the source of the PCE soil vapor contamination. Up to 23,000 $\mu g/m^3$ of PCE was detected in soil vapor samples collected within State Street.

On March 5, 2015, ACWD met with the City, PES, and GrafCon and on April 2, 2015, met with PES, GrafCon, and Regis Home Bay Area, LLC, to discuss the subsurface investigation activities and research conducted by PES to determine the source of the PCE soil vapor contamination. PES presented information to ACWD concluding that the potential source of PCE contamination is a former dry cleaner (Norge Cleaners) located at 39067 State Street (adjacent Fremont Plaza shopping center). Following the meetings, site maps, and a video camera survey of the sewer line along the State Street were provided to ACWD which reportedly shows evidence of a sag in the sewer line and tree roots where the highest PCE concentrations were detected in soil vapor.

Based on the available information, and with the provision that the information provided to ACWD was accurate and representative of site conditions, the source of PCE does not appear to be emanating from the properties located at 39155 and 39183 State Street. It is ACWD's understanding that the developer will take proper measures to mitigate/remediate the PCE impacted areas during the construction activities and prior to development.

ACWD does not intend to name current and future owners of the subject properties as dischargers with respect to PCE pollution from off-site sources. However, ACWD may hold such a property owner responsible for investigation or cleanup tasks if he or she refuses to provide reasonable access to an upgradient discharger attempting to investigate and cleanup off-site PCE pollution.

PES' memo dated May 6, 2015, states that up to 510 $\mu g/m^3$ of benzene detected in one on-site soil vapor boring (B4), which exceeds the Regional Water Quality Control Board's residential Environmental Screening Levels (ESLs) of 82 $\mu g/m^3$, represents no significant risk. The memo also states that "The shallow soils at location B4 are likely oxygenated and conducive to benzene degradation. Soils will be further oxygenated during the construction grading process resulting in additional volatilization and degradation of the low level benzene in soil vapor." Although the risk may not be significant, ACWD recommends that additional testing (e.g., soil sampling and soil vapor sampling with oxygen measurements) be conducted in this area prior to building construction to verify potential risks.

If you have any questions regarding this letter or would like to schedule a meeting to discuss the site, please contact M. Selim Zeyrek at (510) 668-4491 or Thomas Berkins, the Groundwater Protection Program Coordinator, at (510) 668-4442.

Sincerely,

Michelle Myers
Groundwater Resources Manager

sz/ps
cc: Jay Swardenski, City of Fremont Fire Department
Primo deGuzman, City of Fremont
Al Bunyi, USD
Tom Graf, GrafCon
Dave Hopkins, Regis Home Bay Area, LLC
Carl Michelsen, PES Environmental, Inc.
Selim Zeyrek, ACWD