

Detterman, Mark, Env. Health

From: Roe, Dilan, Env. Health
Sent: Thursday, December 15, 2016 7:43 PM
To: Cunningham, Denise
Cc: Kamangar, Katia; Baker, Wendi; Clifford Nguyen - City Of Fremont (cnguyen@fremont.gov); Carl J. Michelsen; tom@grafcon.us; Detterman, Mark, Env. Health; Khatri, Paresh, Env. Health
Subject: Site Cleanup Case RO0003176; 39155 and 39183 State Street, Fremont, California

Good Evening Denise:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file in conjunction with the proposed vapor mitigation system and site development plans for the mixed use residential and retail project at the subject site presented in the following documents:

- Updated Vapor Mitigation System Design Drawings and Specifications, dated June 15, 2016, prepared by PES Environmental, Inc. (PES)
- Vapor Mitigation System, Basis of Design Report, dated March 24, 2016, prepared by PES
- Building A building permit plan set (Revision 3), prepared by KTGy Group Inc., approved by the City of Fremont Building and Inspection Division on July 1, 2016
- On-Grade Townhomes building permit plan set (Revision 3), prepared by KTGy Group Inc., approved by the City of Fremont Building and Inspection Division on July 1, 2016

The above reference documents present design and construction details for vapor mitigation systems (VMS) beneath the slab on grade residential buildings (Building #'s 7, 8, 9, 10, 11 and 12) consisting of an impermeable membrane and a passive subslab venting system and an impermeable membrane beneath the elevator pits in the Building A. Based on our review of the documents, ACDEH approves of the VMS design and concurs that the proposed design combines the appropriate technology to mitigate potential vapor intrusion risks to future site occupants provided the VMS is constructed in accordance with the design documents and the protocols provided in the Construction Quality Assurance (CQA) Plan submitted as Appendix D of the VMS Basis of Design Report.

Final approval of the vapor mitigation system installation is conditional upon submittal of the following documents to ACDEH for review and approval:

- VMS O&M Plan – A draft O&M Plan for the vapor mitigation systems beneath the townhomes and Building A shall be submitted to ACDEH for review and comment. The plan(s) shall include at a minimum construction drawings, specifications, responsible party information, details of required O&M activities, and emergency contacts and protocols in case of system failure. Upon completion of the vapor mitigation systems construction, the plan(s) shall be finalized to incorporate As-Built documentation including redlined drawings and photo documentation of the system components.
- VMS Record Report of Construction – a comprehensive report documenting the CQA activities and observation and findings during construction. The report must include as-built drawings and photo documentation and must include a certification by the CQA Manager and Design Engineer that the completed VMS conforms to the construction plans and specifications, the CQA plan. The report must also include copies of the Bay Area Air Quality Management District (BAAQMD) Authority to Construct and subsequent Permit to Operate for the VMS.
- Institutional controls including Deed Restrictions, Disclosures, and Covenants, Conditions and Restrictions (CC&Rs) providing legal and administrative controls and methods for dissemination of information to site users and occupants, homeowners associations, property managers and property owners to minimize risk during property development, future below-ground construction and maintenance, and long-term site use.

We would like to schedule a meeting with you during the second week of January to discuss the project schedule, and submittal requirements listed above.

Dilan Roe, P.E.

Chief – Land Water Division

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