



Health Care Services

Alameda County Environmental Health Meeting Sign-In Sheet

Civic Center Communities
39100 – 39150 State Street, Fremont, CA
RO0003331

Tuesday November 27, 2018
10:00 AM

NAME	COMPANY	MAILING ADDRESS	PHONE	Signature	E-MAIL
Dilan Roe	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 567-6767		dilan.roe@acgov.org
Mark Detterman	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 567-6876		mark.detterman@acgov.org
TOM GRAF	GRAFCON	P.O. Box 1105 TIBURON, CA	415 290 5034		Tom@GRAFCON.com, US
Cliff Nguyen	City of Fremont	3300 Capital Ave Fremont CA 94537	(510) 284- 4017		cnguyen@fremont.gov
Carl Nielsen	PES Environmental	Novato, CA	(415) 899-1600		cn Nielsen@pesenv.com
Scott Morrison	PES	Novato, CA	415-899-1600		smorrison@pesenv.com

City Center Community Plan Area and Downtown District Major Projects



Capitol Villas



3411 Capitol Ave



Civic Center (phase 1)



Fremont Hub Mixed Use



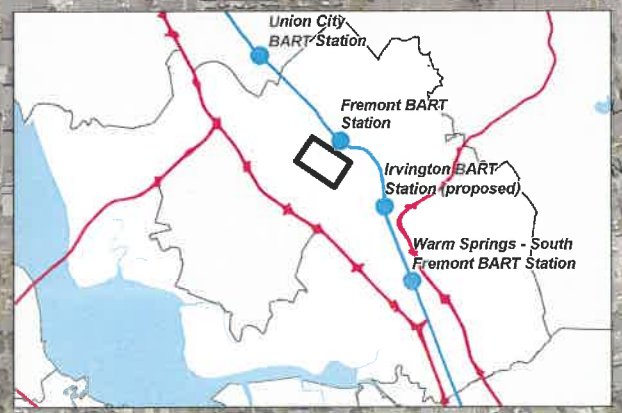
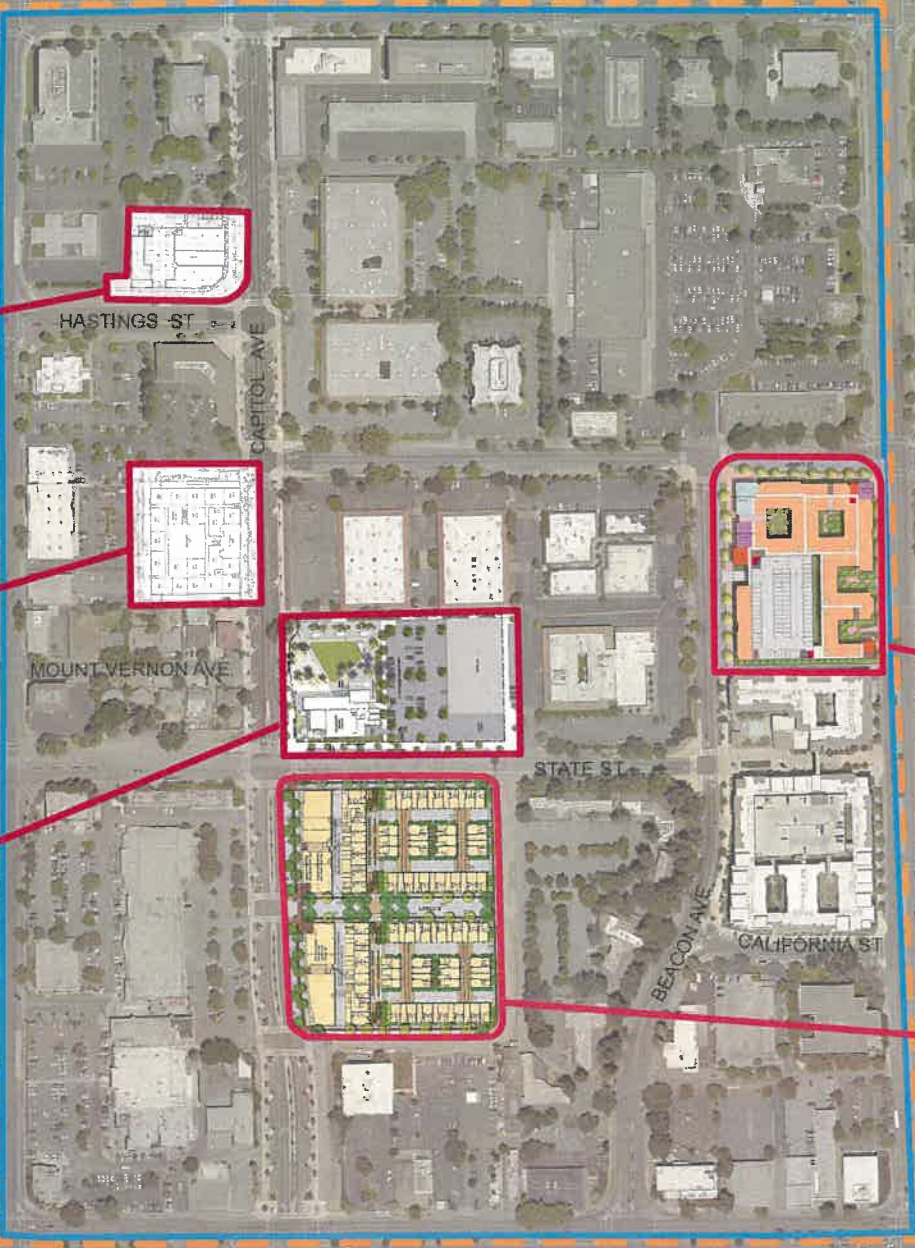
The Argonaut



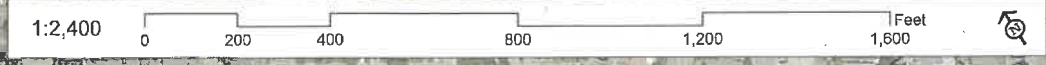
Walnut/Liberty Mixed Use



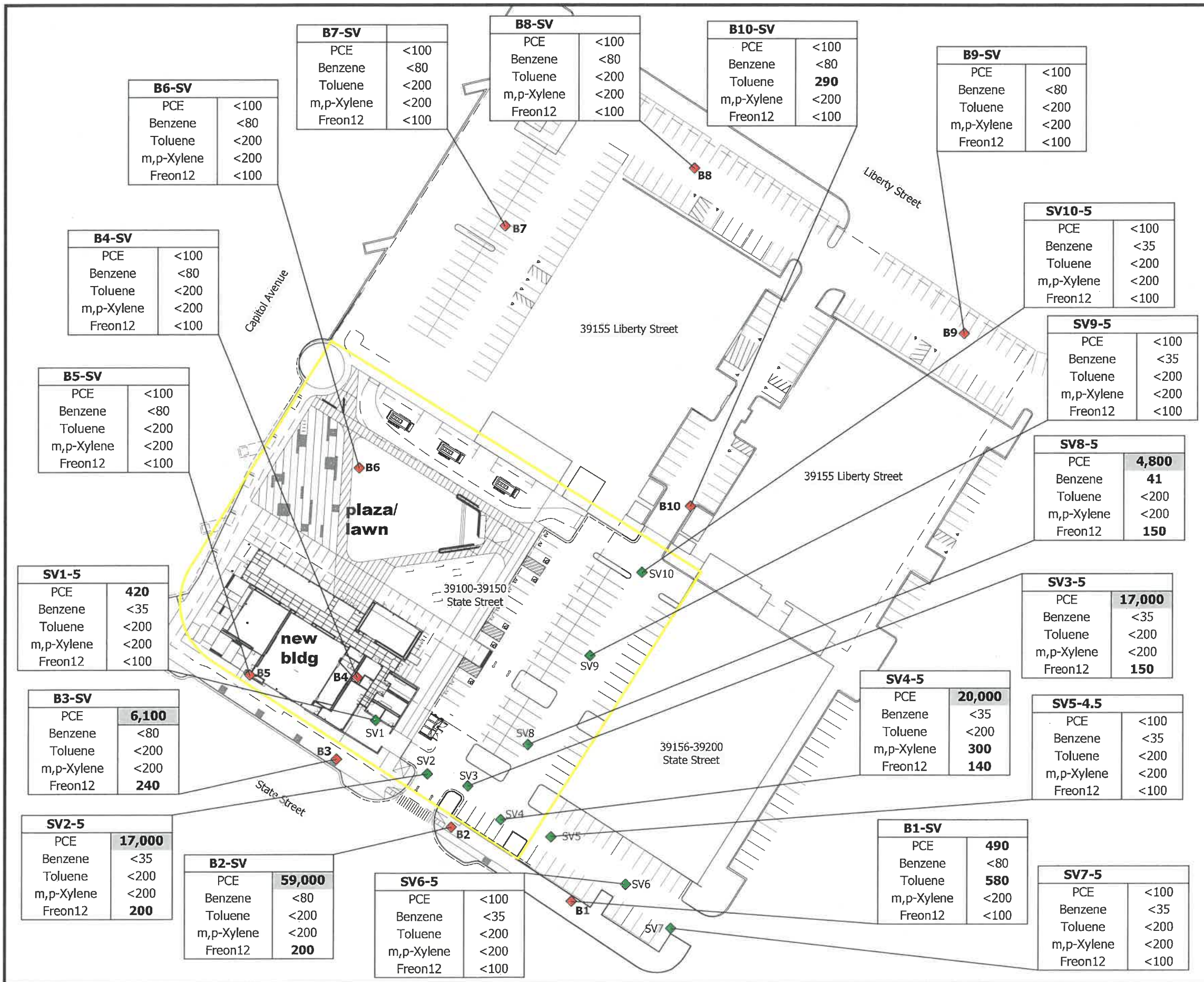
Locale @ State Street



City Center Community Plan Downtown District



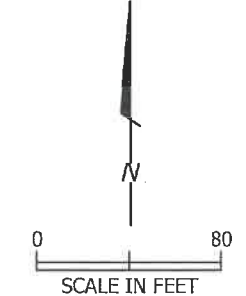
Project Name	Lot Size	Proposed Density	Total # of Residential Units	Total # of Commercial Units	Total Sq. Ft. of Commercial Space	Max Building Height	# of Studio Units	# of 1-Bedroom Units	# of 2-Bedroom Units	# of 3-Bedroom Units	Total # of Vehicle Parking Spaces
Capitol Villas (vacant lot) (PLN2014-00332)	0.86 acres	51 units/acre	44	4	13,480	5 stories	-	8	24	12	72
3411 Capitol Ave (Schoeber's site) (PRP2018-00018)	1.25 acres	66.8 units/acre	84	2	14,400	6 stories	-	9	59	16	133
Civic Center (phase 1 - Community Ctr & Plaza)	3.2 acres	-	-	-	13,340/43,420	8 stories (1 story proposed)	-	-	-	-	100 + 59 off-site
Fremont Hub Mixed Use (PLN2018-00201)	8.2 acres	N/A; bifurcated site	303	17	28,718	6 stories (+2 parking below grade)	30	144	111	18	702
The Argonaut (76 station site) (PLN2018-00205)	0.51 acres	76.5 units/acre	39	0	0	5 stories	-	22	17	0	58
Walnut/Liberty Mixed Use (PLN2018-00260)	2.75 acres	93 units/acre	257	1	2,684	5 stories (6 for interior garage)	-	-	-	-	410
Locale@State Street (PLN2017-00153)	6.1 acres	35 du/acre	157	8	21,000	5 stories (mixed use)/3 stories (res)	-	6	26	68	409



Explanation

- Proposed Phase I Project Boundary
- ◆ B1 Soil Vapor Sampling Location (6/25/2015)
- ◆ SV1 Soil Vapor Sampling Location (6/5/2017)

Notes:
 All samples collected at 5 feet below ground surface (bgs), except for sample SV5-4.5, collected at 4.5 feet bgs.
 All samples are measured in µg/m³ (micrograms per cubic meter)
 PCE: tetrachloroethylene.
 Freon 12: Dichlorodifluoromethane.
 < 100: not detected at or above the indicated laboratory reporting limit.
 Soil vapor samples analyzed by U.S. EPA Test Method 8260B.
 Only detected analytes on EPA 8260B list are presented. Results equal to or exceeding February 2016 commercial ESL are shaded.
 ESL = February 2016 Regional Water Quality Control Board, San Francisco Bay Region (SFRWQCB) Environmental Screening Levels (ESLs), Tier 1 Vapor Summary, Subslab/Soil Gas Vapor Intrusion: Human Health Risk Screening Levels (Table SG-1), Commercial/Industrial Exposure.
 Commercial ESLs:
 PCE: 2,100 µg/m³
 Benzene: 420 µg/m³
 m,p-xylene: 440,000 µg/m³
 Freon 12: none



Proposed Site Plan:
 Sheet A1.00, Fremont Civic Center, Architectural Site Plan,
 Fremont Public Works Department, July 9, 2018



PES Environmental, Inc.
Engineering & Environmental Services

**Proposed Site Plan and Soil Vapor
Sample Locations**
Fremont Civic Center
Fremont, California

PLATE
1

1472.002.01.004
147200201004_SV_1
DRAFT
9/18

JOB NUMBER
DRAWING NUMBER
REVIEWED BY
DATE

B6-SV

PCE	<100
Benzene	<80
Toluene	<200
m,p-Xylene	<200
Freon12	<100

B7-SV

PCE	<100
Benzene	<80
Toluene	<200
m,p-Xylene	<200
Freon12	<100

B8-SV

PCE	<100
Benzene	<80
Toluene	<200
m,p-Xylene	<200
Freon12	<100

B10-SV

PCE	<100
Benzene	<80
Toluene	290
m,p-Xylene	<200
Freon12	<100

B9-SV

PCE	<100
Benzene	<80
Toluene	<200
m,p-Xylene	<200
Freon12	<100

SV10-5

PCE	<100
Benzene	<35
Toluene	<200
m,p-Xylene	<200
Freon12	<100

SV9-5

PCE	<100
Benzene	<35
Toluene	<200
m,p-Xylene	<200
Freon12	<100

SV8-5

PCE	4,800
Benzene	41
Toluene	<200
m,p-Xylene	<200
Freon12	150

SV3-5

PCE	17,000
Benzene	<35
Toluene	<200
m,p-Xylene	<200
Freon12	150

SV4-5

PCE	20,000
Benzene	<35
Toluene	<200
m,p-Xylene	300
Freon12	140

SV5-4.5

PCE	<100
Benzene	<35
Toluene	<200
m,p-Xylene	<200
Freon12	<100

B1-SV

PCE	490
Benzene	<80
Toluene	580
m,p-Xylene	<200
Freon12	<100

SV7-5

PCE	<100
Benzene	<35
Toluene	<200
m,p-Xylene	<200
Freon12	<100

SV6-5

PCE	<100
Benzene	<35
Toluene	<200
m,p-Xylene	<200
Freon12	<100

B2-SV

PCE	59,000
Benzene	<80
Toluene	<200
m,p-Xylene	<200
Freon12	200

SV1-5

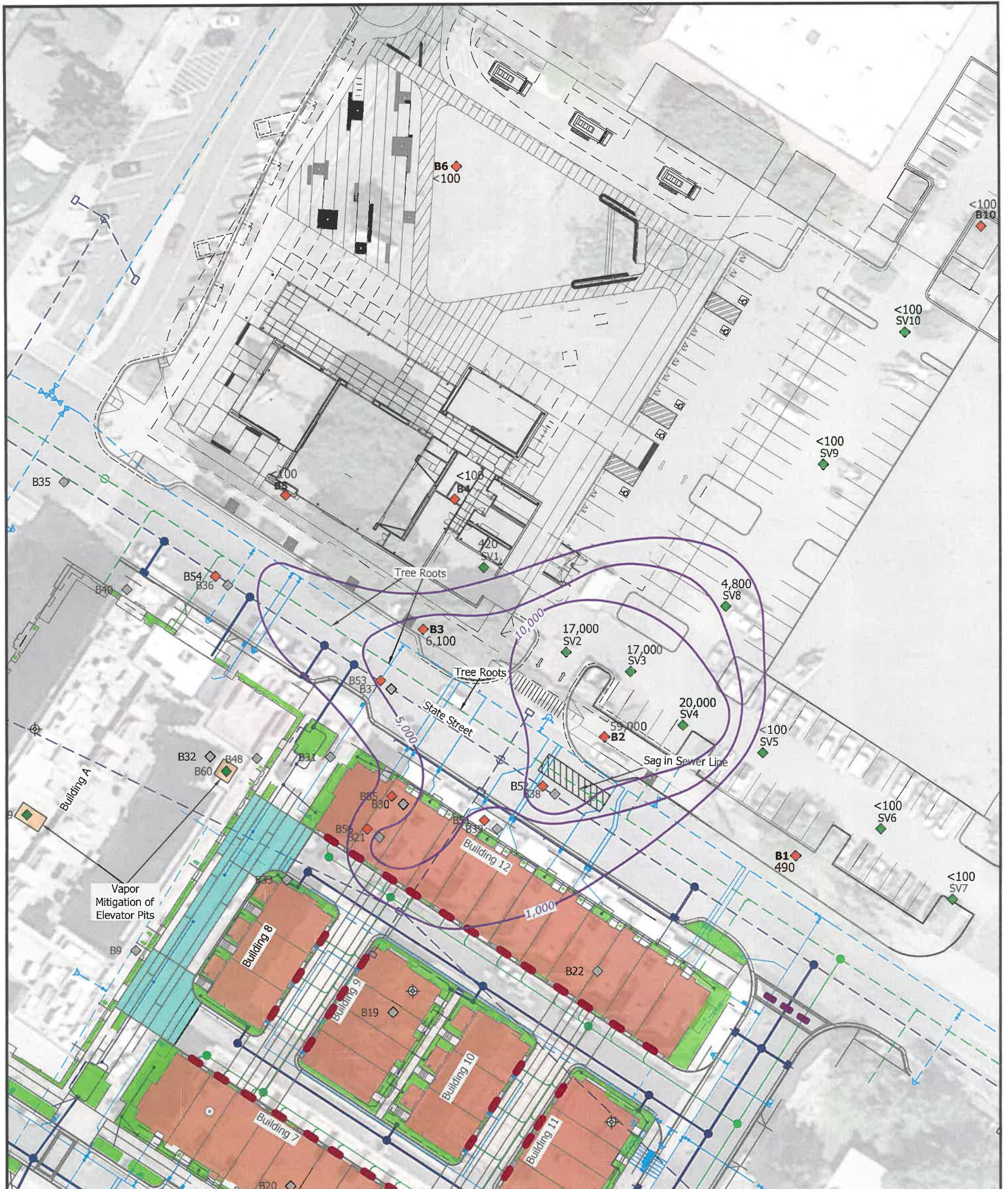
PCE	420
Benzene	<35
Toluene	<200
m,p-Xylene	<200
Freon12	<100

B3-SV

PCE	6,100
Benzene	<80
Toluene	<200
m,p-Xylene	<200
Freon12	240

SV2-5

PCE	17,000
Benzene	<35
Toluene	<200
m,p-Xylene	<200
Freon12	200



Explanation

- Proposed Fremont Civic Center Development Plan
- - - Approximate Former Building Location
- B17 ◊ Soil Vapor Sampling Location (PES, 2014-2015)
- B6 ◊ Soil Vapor and Soil Sampling Location (PES, 2014-2015)
- B13 ⊙ Soil Sampling Location (PES, 2014-2015)
- B53 ◊ Soil Vapor Sample Location (PES, 2016)
- B57 ◊ Soil Vapor Sample Location within planned elevator pit (PES, 2016)
- SS — Sanitary Sewer Line
- Storm Drain Line
- Water Line

- 490 PCE Concentration in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$)
- <100 Not detected at or above the indicated reporting limit
- 1000 PCE Isoconcentration contour in $\mu\text{g}/\text{m}^3$

- Vapor Mitigation Areas for Slab-On-Grade Townhomes
- Vapor Mitigation Areas for Below Grade Parking Elevator Pits
- Landscape Planting Areas
- Permeable Unit Paving Area
- Trench Dam
- Trench Plug



Aerial Photo: April 2, 2018 (Google 2018)