

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWLA, Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
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September 5, 2018

Rabbi Dovid Labkowski
Chabad Jewish Center Oakland
3014 Lakeshore Avenue
Oakland, CA, 94610
(Sent via electronic mail to: Rabbi@JewishOakland.org)

Subject: Approval for Building Re-Occupation; Fuel Leak Case No. RO0000284 and Geotracker Global ID T0600100328, Chevron #9-0121; 3026 Lakeshore Avenue, Oakland, CA 94610

Dear Rabbi Labkowski:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file including the letter report entitled *2018 Mitigation Measures Implementation Summary* (Report), dated September 4, 2018, prepared by Arcadis U.S., Inc. (Arcadis), on behalf of Chevron Environmental Management Company (CEMC). The Report summarizes the installation of a vapor barrier at the Oakland Chabad Jewish Center (Center) building located 3014 Lakeshore Avenue to mitigate potential vapor intrusion into the building due to residual subsurface contamination associated with the unauthorized fuel release at the subject site.

Based on ACDEH staff inspections during the Retro-Coat installation to the concrete sections of the first floor and the entire basement floor and walls at the Center and review of the Report, ACDEH is of the opinion that the Retro-Coat vapor barrier has been installed in accordance with the ACDEH approved *2018 Mitigation Measures Work Plan* (Work Plan), dated June 15, 2018 and the manufacturer's specifications and therefore the Center building at 3014 Lakeshore Avenue is safe to occupy.

BUILDING MODIFICATIONS

ACDEH requested submittal of the Report by CEMC as an interim submittal to document installation of the vapor barrier to facilitate ACDEH approval of occupancy of the Center for the High Holy Days. The final record report of construction, with as-built documentation including photographs, and an operation and maintenance plan will be submitted at a later date. These documents will provide more details on actions that can and cannot be undertaken by the Center and its contractors in order to maintain the integrity of the Retro-Coat vapor barrier during the life of the material.

ACDEH understands that the Center will be conducting interior work within the building (e.g., painting, flooring installation, etc.) and furnishing the space prior to occupancy, however will not be making modifications to the current wall placement as noted on the building drawings utilized for the Retro-Coat installation. Prior to implementation of proposed changes to the building configuration that have the potential to damage the Retro-Coat surface application or otherwise compromise the integrity of the vapor barrier, including but not limited to application of flooring materials (including sanding or other abrasive surface preparation, application of glues or adhesives, etc.), reconfiguration of interior walls, or installation of new plumbing that penetrates the slab, the Center must notify ACDEH of the proposed modifications through submittal of a work plan for review and approval.

The work plan for proposed flooring installation must include at a minimum the following elements:

- Figure delineating the proposed flooring areas;
- Flooring material specifications;

- Detailed surface preparation and application processes;
- Planned installation dates; and
- Contractor name and contact information.

FLOOR CARE

The following manufacturer recommendations should be taken at a minimum to prolong the look and life of the Retro-Coat surface application:

- Regular cleaning should take place as to not allow the buildup of abrasive material, such as sand or dirt on the coating. Floors should be cleaned by damp mopping with conventional commercial cleaners and rinsed with clear water to help eliminate film buildup and then allowed to dry. Grease or oils should be removed by a suitable cleaner preferably a citrus based cleaner. Use of abrasive powder cleaners like Ajax or Comet should be avoided as they tend to scratch the floor.
- Immediately hose down chemical spills, especially on newly laid floors;
- Protect the floor during transference of heavy equipment;
- Eliminate all metal wheels, change over to light-colored polyurethane wheels; and
- Do not slide heavy metal totes, drums or bins across the floor.

SITE MANAGEMENT PLAN AND LAND USE COVENANT

Due to the installation of a vapor mitigation system at 3014 Lakeshore Avenue, institutional controls including a Land Use Covenant (LUC) and Site Management Plan (SMP) will be required to be prepared to document the presence of the engineering controls at the facility. Examples of both of these documents will be forwarded to all stakeholders under separate cover in the near future.

CLOSING

Should you have any questions, please contact Mark Detterman at (510) 567--6876 or send him an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Dilan Roe

Dilan Roe, P.E. C73703
Chief - Land & Water Division

Distribution List:

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Electronic File; GeoTracker