10/12/2015 Site Visit- RO293 Oakland Municipal Service Center,
7101 Edgewater Drive, Oakland

Site visit to view items discovered during a site visit last week by ACEH CUPA unit. These items included three cathodic protection wells no longer in service, a 24-inch-diameter corrugated metal well casing, a 4-inch-diameter PVC well, location of an incompletely abandoned in place UST, three vent pipes and fuel dispenser electrical junction boxes, and unprotected area drains near fuels dispensers and an area of hazardous waste storage. I was joined for a part of the visit by Benjamin Claus and Kayleigh Lim, both Environmental Program Specialists with the City of Oakland.

The cathodic protection wells, 4-inch-diameter PVC well, abandoned in place UST, and 24-inch-diameter corrugated metal well are located in the vicinity of the site's active USTs, located to the northwest of Building #5, a multi-bay vehicle maintenance facility. The wells provide vertical conduits to releases and spills in their vicinity. A groundwater monitoring well was also observed in this vicinity.

Water was observed in the 24-inch-diameter corrugated metal well at a depth of about 7-1/2 feet. Base of the well was measured at depth of approximately 14 feet. The well is not secured, and is covered by a square metal plate. The bottom of the well may be founded in pea gravel. No sheen or odor was noted on the water in the well.

The 4-inch-diameter well was measured at 13 feet deep and consisted of PVC slotted to the surface. The top of the casing was threaded and had a metal twist on-cap. The well cover plate is secured by gravity- there are no bolt holes. The well appears to have been placed in the tank backfill as a leak detection well.

The cathodic protection wells cover plates are secured by gravity- there are no bolt holes. Wires and a connection box are observed beneath the plates. Well casings were not observed.

A groundwater monitoring well, also in this vicinity, was lacking bolts to secure the cover plate. The cover was not removed and the condition of the top of the well casing was not viewed.

Three vent pipes and fuel dispenser electrical junction boxes were viewed on the northern corner of the Storage Building parallel to the San Leandro Bay margin, near the location of three former USTs. USA electrical markings painted on the ground extend northwestward approximately 35 feet from the building. No evidence of a tank pit was noted.

A surface impoundment area is located along the western property boundary fence line. Street sweeping tucks discharge their loads here. The loads appear to be comprised of coarse sand & gravel, oils, and whatever else gets sucked up from the street. The low – 3 to 4-inch?- berm made of soil contains the discharge. The berm appears to be easily topped. An area drain is located approximately 50 feet down slope of the berm. Condition of the pavement between the berm and the drain is poor. It is unclear what type of pavement surface is beneath the discharge area.

An unprotected area drain is located approximately 20 feet northwest of the fuels dispensers near the Oakland Municipal Service Center facility entrance. Surface spillage and leakage may enter the drain once off the fueling pad as the slope surrounding the drain slopes toward the drain.

Ms. Kayleigh Lim provided a verbal update regarding the status of the LOP case. Ms. Lim indicated a preferential pathway study was in progress. An underground locator recently completed a walkthrough of the site, and a surveyor would be coming out to shoot the utility locations. I gave her my business card and requested she send me an email description of the case status and to provide me with her contact information.