

ALAMEDA COUNTY ENVIRONMENTAL HEALTH LOCAL OVERSIGHT PROGRAM SITE INSPECTION RO0433

LOP Case RO0433

1420 Union Street, Oakland

Site Inspection by Jerry Wickham

March 23, 2011, 6:15 – 6:40 pm

Met with Matthew Willingham, resident at 1420 Union Street and neighbor to fuel leak case at 1230 14th Street

Mr. Willingham indicated that he had smelled a petroleum odor in his basement for an unspecified period to time going back several years. I inspected his basement but did not detect any obvious odors. Mr. Willingham indicated the odor was strongest in the summer. The weather was rainy and relatively cold. The basement had a concrete floor over approximately the back third. The remainder was an open dirt area. The concrete floor of the basement was approximately two feet below the ground surface; the dirt floor portion of the basement was at or above groundwater surface. Mr. Willingham had some tools and used the area for storage.

Mr. Willingham indicated that he had a concern with the contents of the building. He feared that vagrants who broke into the building could cause a release or fire. He also questioned why no sampling had been done inside the building and cited the presence of hydraulic lifts in the service bay. I indicated that I did not have the authority to regulate the storage of materials inside the building and took his email address to provide a contact with the City of Oakland Fire Department Hazardous Materials Division.

Mr. Willingham indicated that he was also concerned with the site being used for illegal activity. I asked he was aware of the City of Oakland Nuisance Abatement. He indicated that he was and the neighborhood had previously gotten together to shut down the facility due to illegal activity taking place while a business was operating there previously.

Based on the depth to groundwater (approximately 9 feet between groundwater and the basement floor) and relatively low concentrations of petroleum hydrocarbons in groundwater from the monitoring well nearest his property, I indicated to Mr. Willingham that the potential for vapor intrusion appeared to be very low. It is highly unlikely that the odor Mr. Willingham has observed is due to vapor intrusion resulting from the fuel release at 1430 14th Street. I suggested that the odor more likely may originate from a source within the basement.

Mr. Willingham indicated that he had spoken with the consultant at the site regarding potential noise from the treatment system. However, there has been no noise problem because the system is not operating.