

State Water Resources Control Board

REVIEW SUMMARY REPORT – ADDITIONAL WORK FIRST REVIEW – NOVEMBER 2017

Case Information

Cleanup Fund (Fund) Claim No.: 20128	GeoTracker Global ID: T1000006106
Site Name: Paramount UST	Address (Site): 811 Paramount Road Oakland, CA 94610
Responsible Party (RP): Ilona Frieden and Mark Jacobson	Address (RP): Private Address
Fund Expenditures to Date: \$ 75,891	Number of Years Case Open: 3
Fund Budget Category: Soil and Groundwater Investigation	

Agency Information

Agency Name: Alameda County Health Care Services (County)	Address: 1131 Harbor Bay Parkway Alameda, CA 94502
Agency Caseworker: Mark Detterman	Case No.: RO0003143

Consultant History

Consultant: Stellar Environmental Solutions, Inc. Signatory: Richard Makdisi, PG	Years: 2015 – Present Office Phone: (510) 644-3123
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This Review Summary Report is based on documents available in GeoTracker. To view the public documents for this case available in GeoTracker, use the following URL:

http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T1000006106

Summary

The Low-Threat Underground Storage Tank (UST) Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy. This case meets all of the required criteria of the Policy. However, a limited soil excavation is required to eliminate potential vapor intrusion issues. Highlights of the case follow:

The Site is residential property, located approximately 150 feet east of the intersection of Paramount Road and Carlston Avenue in a historical residential district in Oakland. The area has historically been a residential area since the turn of the 20th century. During property renovations, one heating oil UST was observed in the front yard of the subject property. The UST was removed and subsequent sampling indicated petroleum hydrocarbon impact to soil. An unauthorized release was reported in January 2014 following the removal of the UST and subsequent soil sampling. Petroleum hydrocarbon impacted soil was over-excavated to a depth of 12 feet below ground surface (bgs) and approximately 30 tons of impacted soil were properly disposed offsite. Active remediation is not currently being conducted at the Site. Four soil borings have been advanced at the Site. Groundwater was not encountered in these borings at the terminal depth of 24 feet bgs.

The petroleum release is limited to the soil. In the absence of any groundwater being encountered in the soil borings advanced at the Site, the impact to groundwater is difficult to ascertain. The

groundwater is not currently being used as a source of drinking water, and it is highly unlikely that the affected groundwater will be used as a source of drinking water in the foreseeable future. Other designated beneficial uses of impacted groundwater are not threatened, and it is highly unlikely that they will be, considering these factors in the context of the Site setting.

Rationale for Closure under the Policy

General Criteria

- Site meets all eight General Criteria under the Policy.

Media-Specific Criteria

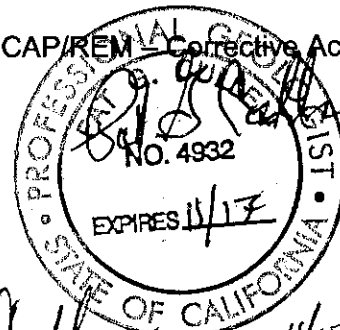
- Groundwater: Site releases **Have Not Likely Affected Groundwater**. Soil does not contain sufficient mobile constituents (leachate, vapors, or light non-aqueous-phase liquids) to cause groundwater to exceed the groundwater criteria in this Policy.
- Petroleum Vapor Intrusion to Indoor Air: Site meets **Criteria 2 (a), Scenario 4**. The concentrations of benzene, ethylbenzene, and naphthalene in soil gas for sub-slab probes are less than the Policy limits as it applies to the bioattenuation zone, land use, and existing or future construction at the Site.
- Direct Contact and Outdoor Air Exposure: Site meets **Criteria 3 (a)**. Maximum concentrations of petroleum constituents in soil from confirmation soil samples are less than or equal to those listed in Table 1 of the Policy. There was no waste oil UST at the Site, therefore polycyclic aromatic hydrocarbons (PAHs) sampling and analysis was not conducted.

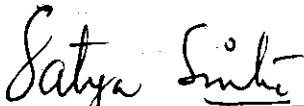
Status Update


In a teleconference on October 25, 2017 between County staff and State Water Board staff, following was agreed upon:

- Petroleum impacted soils encountered in the French Drain installed at the property a few years ago pose a challenge and is acting as a preferential pathway for vapor intrusion into the basement.
- A limited excavation of impacted soil is appropriate in addressing the potential vapor intrusion issue.
- Upon receipt of confirmation soil samples, County will reevaluate the case with respect to Policy closure criteria.

The recommended future Fund budget category for this claim is: CAP/REM - Corrective Action Plan/Remediation.




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