



July 22, 1996

STID 4443

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Ernie Hohener  
2500 Davis Street  
San Leandro, CA 94577

RE: HOHENER MEATS, 2500 DAVIS STREET, SAN LEANDRO, CA 94607

Dear Mr. Hohener,

This letter confirms the completion of site investigation and remedial action for one 2,000-gallon diesel, one 2,000-gallon gasoline and one 550-gallon gasoline underground storage tanks at the above described location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including current land use, and with provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to the regulation contained in Title 23, Division 3, Chapter 16, Section 2721 (e) of the California Code of Regulations. (If a change in land use is proposed, the owner must promptly notify this agency.)

Please contact Dale Klettke at (510) 567-6880 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung, Director, Department of Environmental Health

c: Gordon Coleman, Acting Chief, Environmental Protection Division--files  
Kevin Graves, RWQCB  
Lori Casias, SWRCB

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01-0769  
ENVIRONMENTAL  
PROTECTION  
90 JUN 18 PM 2:29

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

**I. AGENCY INFORMATION**

**Date:** May 29, 1996

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy  
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700  
Responsible staff person: D. Klettke Title: Hazardous Materials Spec.

**II. CASE INFORMATION**

Site facility name: Hohener Meats  
Site facility address: 2500 Davis Street, San Leandro, CA 94577  
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4443  
URF filing date: 4/5/91 SWEEPS No: N/A

Responsible Parties: Addresses: Phone Numbers:

Ilse J Hohener Trust and E. R. & Irene Stephens Trust  
2500 Davis Street, San Leandro, CA 94577

Ernie Hohener c/o Hohener Meat Company, Inc.  
2500 Davis Street, San Leandro, CA 94577

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	2000	gasoline	removed	3/21/91
2	2000	diesel	removed	3/21/91
3	550	gasoline	removed	3/21/91

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: unknown  
Site characterization complete? YES  
Date approved by oversight agency: 5/12/95 (verbal)  
Monitoring Wells installed? YES Number: one (1)  
Proper screened interval? YES  
Highest GW depth below ground surface: 2.10' Lowest depth: 3.89'  
Flow direction: Unknown: presumed southwest ("regional" groundwater flow)  
Most sensitive current use: commercial/industrial  
Are drinking water wells affected? NO Aquifer name: San Leandro Cone  
Is surface water affected? NO Nearest affected SW name: N/A  
Off-site beneficial use impacts (addresses/locations): NONE  
Report(s) on file? YES Where is report(s) filed? Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502

**Treatment and Disposal of Affected Material:**

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment or Disposal w/destination)</u>	<u>Date</u>
Tank	2 x 2000-gallon	Disposal, Erickson, Inc.	3/21/91
Tank	1 x 550-gallon	Richmond, CA	
Piping	unknown	unknown	
Free Product			
Soil	650 cubic yards	On-site biotreatment, reused on site	
Groundwater			
Barrels			

**Maximum Documented Contaminant Concentrations - - Before and After Cleanup**

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>	
	<u>Before<sup>1</sup></u>	<u>After<sup>2</sup></u>	<u>Before<sup>3</sup></u>	<u>After<sup>4</sup></u>
TPH (Gas)	2900	43	<50	<50
TPH (Diesel)	2400	210	520	<50
Benzene	25	0.35	0.78	<0.5
Toluene	6.4	0.250	<0.5	<0.5
Ethyl benzene	40	0.820	<0.5	<0.5
Xylenes	150	7.8	<2	<0.5
Oil & Grease	---	---	---	---
Heavy metals	---	---	---	---
Other	---	---	---	---

**Comments (Depth of Remediation, etc.):**

On March 21, 1991, Tank Protect Engineering (TPE) removed two 2,000-gallon underground storage tanks (one gasoline and one diesel) and one 550-gallon gasoline tank, along with a pump island and associated piping. During tank removal, groundwater containing a hydrocarbon sheen was encountered in the excavation and visible staining was present in the excavation sidewalls. Visible staining and hydrocarbon odor were also present in the stockpiled soil. The depth to groundwater was not documented in the TPE tank closure report.

<sup>1</sup>"Before" soil concentrations represent sidewall soil sample S-1-2, collected at a depth of 6.0 feet below grade (bg), following UST closures.

<sup>2</sup>"After" soil concentrations represent soil samples VSN-1 (TPHd), VSN-2 (benzene) and VSW-2 (TPHg and TEX), collected at depths of 7.0 feet, 8.5 feet and 6.0 feet below grade, respectively, after over excavation of the UST pit.

<sup>3</sup>"Before" water concentrations represent grab groundwater sample WS, collected from standing water present in the UST excavation during tank closure.

<sup>4</sup>"After" water concentrations represent groundwater samples collected from monitoring well MW-1 on three consecutive sampling events (9/11/95, 12/05/95 and 3/4/96).

Since groundwater was encountered in the excavation, four soil samples (S-1-1, S-1-2, S-1-3 and S-1-4) were collected from the sidewalls of the underground storage tank (UST) excavation (See Figure 1). These soil samples were analyzed for total petroleum hydrocarbons as gasoline and diesel (TPHg and TPHd) and the aromatic hydrocarbons benzene, toluene, ethyl benzene and total xylenes (BTEX).

Grab groundwater sample WS was collected from water present in the excavation. Results for the initial soil and groundwater analyses are summarized in Tables 1 and 2.

During the first two weeks of July 1991 TPE over-excavated the former UST pit to approximate dimensions shown in Figure 2. TPE apparently excavated approximately 650 cubic yards of soil from the contaminated area and collected ten (10) confirmation soil samples. Maximum concentrations of petroleum hydrocarbons detected in the confirmatory sidewall soil samples from the over-excavation were 210 ppm-TPHd, 43 ppm-TPHg, 0.35 ppm-benzene, 0.25 ppm-toluene, 0.82 ppm-ethyl benzene and 7.8 ppm-total xylenes.

**See Section VII, Additional Comments, etc...**

#### **IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **YES**  
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **YES**  
Does corrective action protect public health for current land use? **YES**  
Site management requirements: **None**  
Should corrective action be reviewed if land use changes? **YES**  
Monitoring wells Decommissioned: **None**  
Number Decommissioned: **N/A**                      Number Retained: **one, pending closure**  
List enforcement actions taken: **None**  
List enforcement actions rescinded: **N/A**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Dale Klettke Title: Hazardous Materials Specialist

Signature: *Dale Klettke* Date: 5/29/96

Reviewed by

Name: Scott Seery Title: Sr. Hazardous Materials Specialist

Signature: *Scott Seery* Date: 5/29/96

Name: Barney Chan Title: Hazardous Materials Specialist

Signature: *Barney Chan* Date: 5/29/96

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: *Approved*

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature: *Kevin Graves* Date: 6/14/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

On June 23, 1995, Compliance & Closure, Inc. (CCI), performed a preliminary site assessment (PSA) to determine the extent of petroleum hydrocarbon-impacted soils remaining in place. In addition, the PSA was to determine whether the groundwater had been impacted by petroleum hydrocarbons.

A total of four (4) soil borings (B-1 through B-4) were drilled to depths of approximately fifteen (15) feet below grade (See Figure 3). One soil sample from boring B-1 was collected at a depth of six (6) feet and two soil samples were collected at depths of six and ten (10) feet from the remaining three borings. In addition, one grab groundwater sample was collected from each of the four borings. Groundwater was encountered in all four borings at approximately 10 to 11 feet below grade. "Perched" water was also encountered in boring B-1 at a depth of 3.5 feet below grade. No petroleum odors were noted in any of the drill cuttings or grab water samples collected from the four borings.

A total of seven (7) soil and four (4) water samples were collected and analyzed for TPHd, TPHg and BTEX. Results of the soil and groundwater analyses are summarized in Tables 3 and 4.

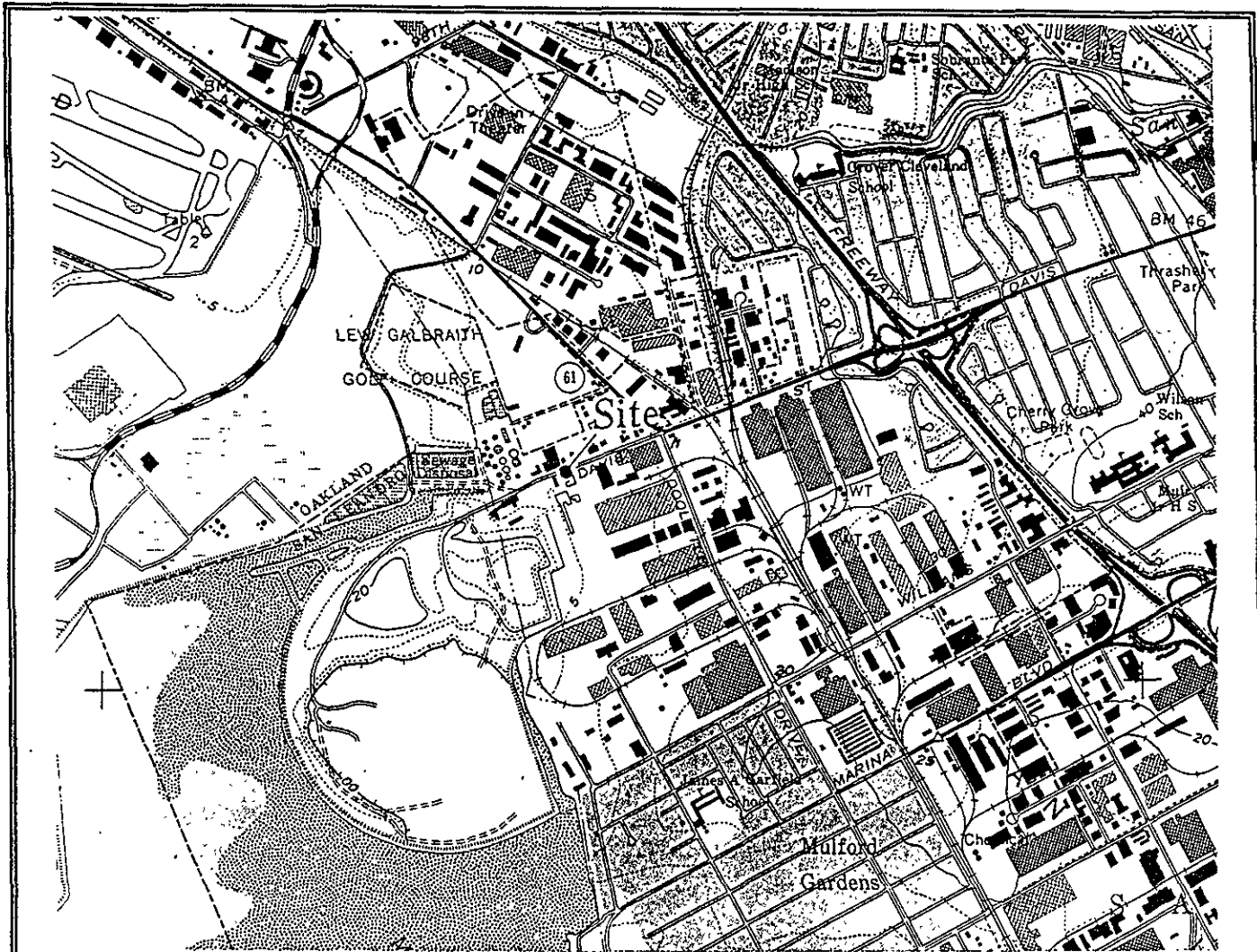
On September 5, 1995, one boring was advanced and subsequently converted to a groundwater monitoring well (MW-1). This boring was advanced ten (10) feet into the shallow groundwater aquifer. Groundwater was encountered in the boring at a depth of approximately 10 to 11 feet below grade. CCI explored subsurface soils to a total depth of 22 feet in the exploratory boring.

A total of two soil and one groundwater sample were collected and analyzed for TPHd, TPHg and BTEX, with results being non-detectable for all target compounds.

Monitoring well MW-1 has been monitored for three consecutive sampling events (9/7/95, 12/5/95 and 3/4/96). All results for target analytes have been non-detectable for the three groundwater sampling periods. Analytical results are summarized in Table 5.

Approximately 650 cubic yards (cy) of stockpiled soil was aerated on-site in 3 to 4 foot lifts. For proper characterization prior to disposal, the stockpiled soil was divided into eight area grids. Four samples were collected from each area (grids A through H) at depths ranging from 1 to 3 feet in depth. Analysis of the eight composite samples indicated non-detectable concentrations of TPHd, TPHg, and BTEX in grids B through H. However, laboratory analysis of the composite soil sample collected from grid A on 9/3/92, detected 550 ppm (TPHd). On 9/28/93, two soil samples (S-1-A and S-1-B) were collected during the resampling of grid A. Soil samples S-1-A and S-1-B were found to contain TPHd at concentrations of 7.2 ppm and 14 ppm, respectively. The soil was then reused as fill on-site.

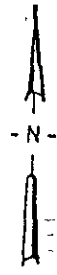
Due to the limited extent and low concentrations of petroleum hydrocarbons remaining in place at the site, this site does not pose a significant risk to human health or the environment. In addition, groundwater does not appear to be impacted by petroleum hydrocarbons as documented by the three quarters of non-detect groundwater analytical results. Therefore, no further groundwater monitoring is warranted for this site, and this site qualifies for case closure as a "low-risk soils case".



LEGEND

REFERENCE: USGS 7.5 MINUTE  
 SERIES QUADRANGLE MAP  
 SAN LEANDRO, CALIFORNIA  
 PHOTOREVISED 1980

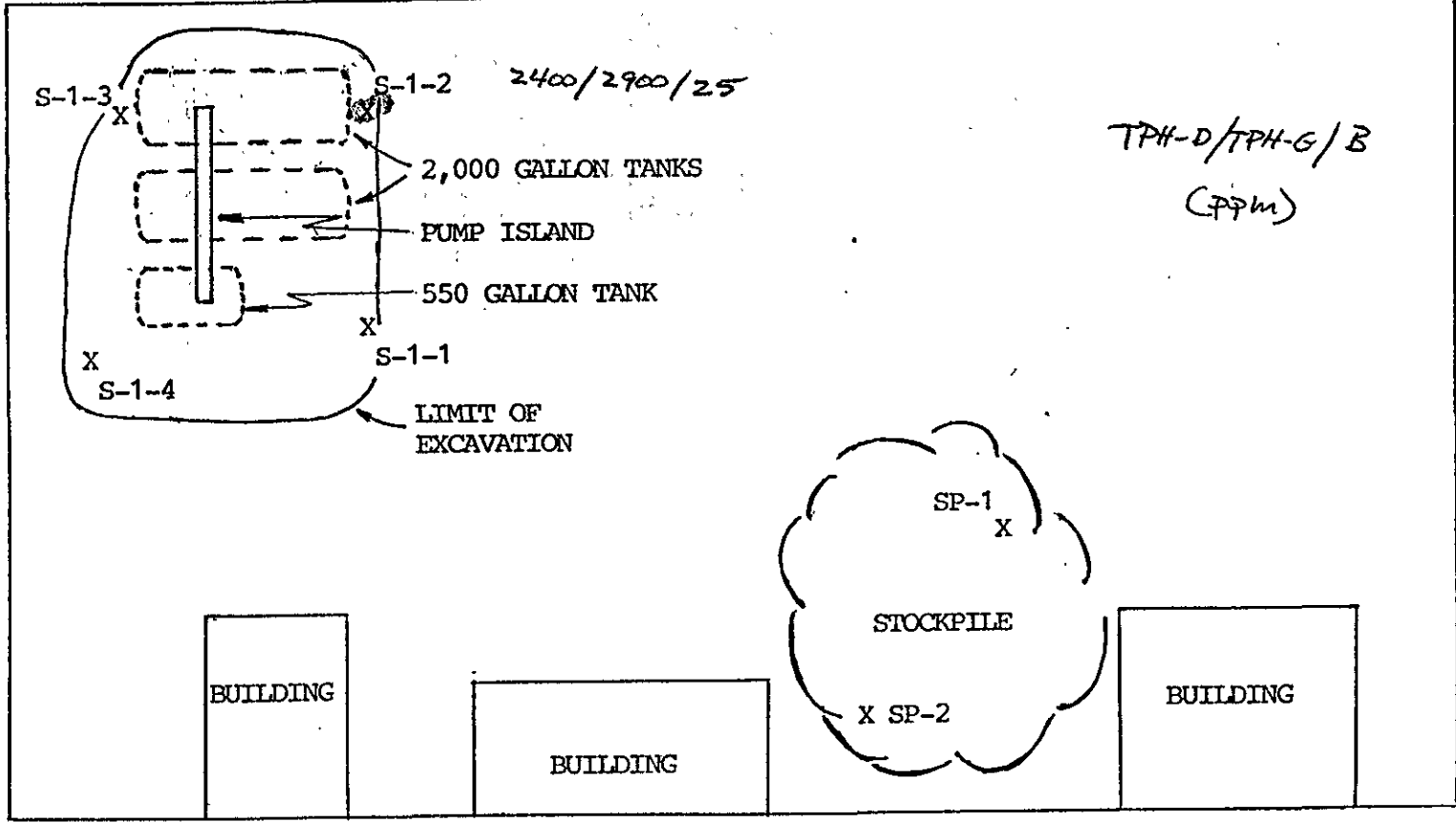
0 2,000  
 SCALE IN FEET



SITE VICINITY MAP  
 HOHENER MEAT COMPANY, INC.  
 2500 DAVIS STREET  
 SAN LEANDRO, CALIFORNIA

FIGURE 1

DAVIS STREET



**LEGEND**

X NAME AND LOCATION  
 S-1-1 OF SOIL SAMPLE

NOT TO SCALE



SITE PLAN  
 HOHENER MEAT COMPANY  
 2500 DAVIS STREET  
 SAN LEANDRO, CALIFORNIA

FIGURE

1



TABLE 1

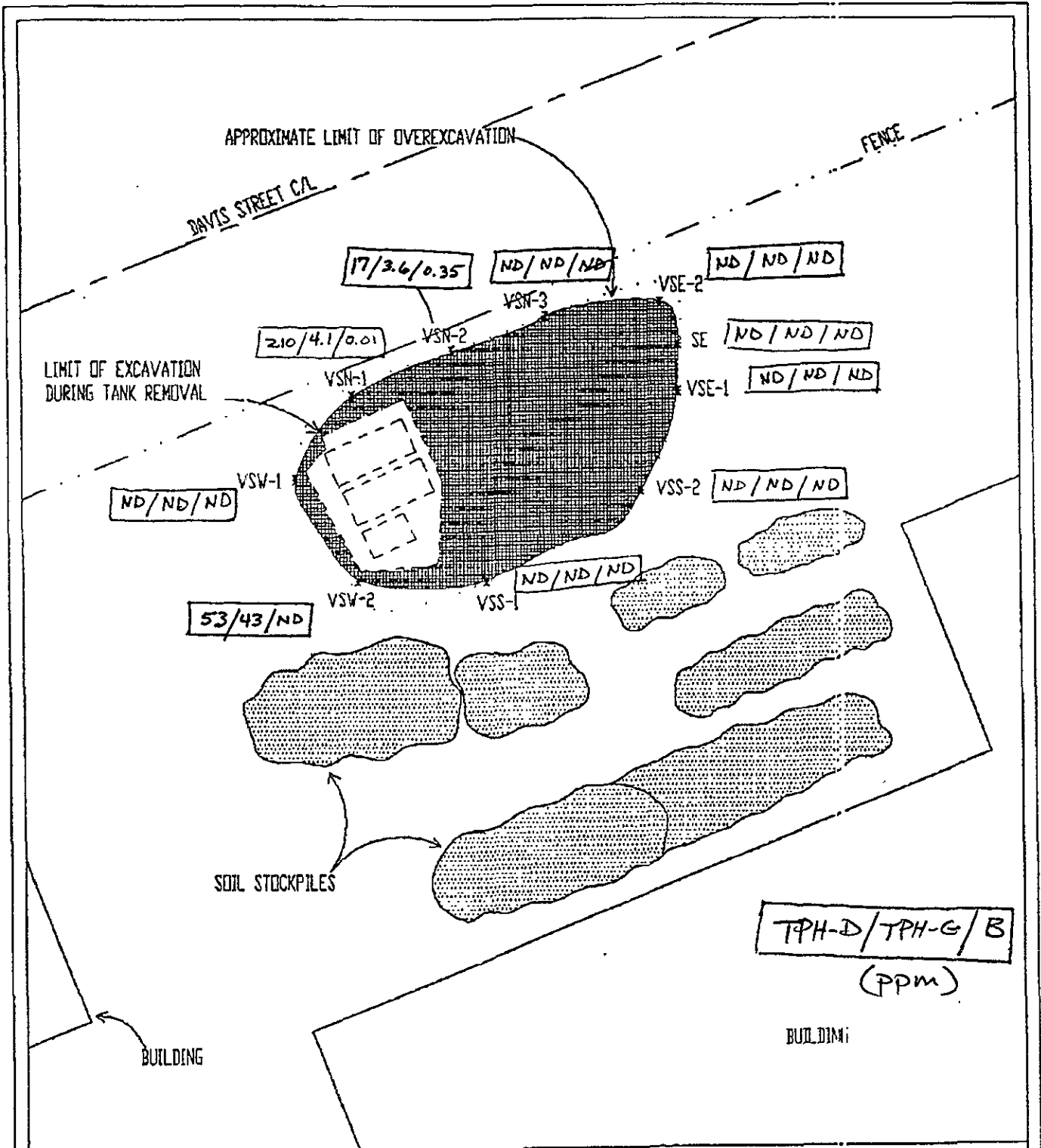
SUMMARY OF SOIL ANALYTICAL RESULTS  
(ppm)

Sample ID Name	Depth (feet)	Date	TPHD	TPHG	Benzene	Toluene	Ethyl-Benzene	Xylenes
S-1-1	5.5	3/21/91	3.6	<1.0	0.10	0.0062	<.0050	0.0080
S-1-2	6.0	3/21/91	2,400	2,900	25	6.4	40	150
S-1-3	6.0	3/21/91	5.0	<1.0	<.0050	<.0050	0.0200	0.0130
S-1-4	5.0	3/21/91	1.2	<1.0	<.0050	<.0050	<.0050	<.0050
SP-1	2.0	4/02/91	2,500	1,100	3.4	9.3	9.0	90
SP-2	3.0	4/02/91	1,200	440	1.9	1.2	0.64	17

TABLE 2

SUMMARY OF WATER ANALYTICAL RESULTS  
(ppb)

Sample ID Name	Date	TPHD	TPHG	Benzene	Toluene	Ethyl- Benzene	Xylenes
WS	4/17/91	<del>520</del>	<50	0.78	<0.5	<0.5	<2



**LEGEND**

- VSV-2 NAME AND LOCATION OF SOIL SAMPLE
- [Hatched Box] AREA OF OVEREXCAVATION
- [Dashed Box] LOCATION OF FORMER UNDERGROUND FUEL TANK

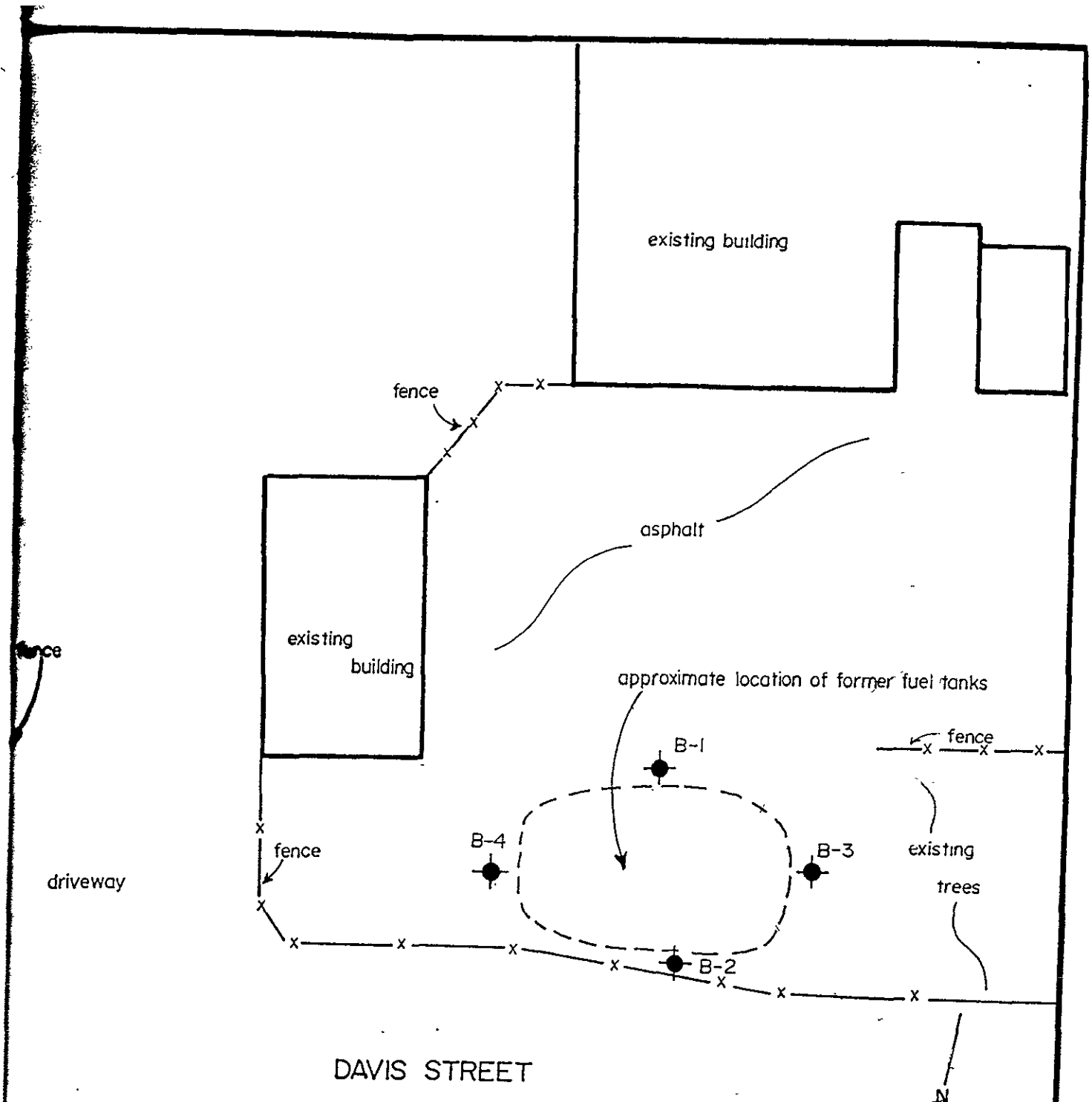
SCALE IN FEET

**TANK PROTECT ENGINEERING**

SITE PLAN  
OVEREXCAVATION (7/8/'91-7/10/91)

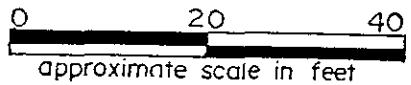
HOHENER MEAT COMPANY 2500 DAVIS STREET SAN LEANDRO, CA 94577	DATE	9/11/92
	FIGURE	2
	FILE #	152A-4
	DRAWN BY	NAC
	CHECKED BY	JVM

FIGURE 2



**LEGEND**

● soil boring




Drawn by:	SITE MAP		 <b>Compliance &amp; Closure, Inc.</b>
Reviewed by:			
Designed by: GM	HOHENER PROPERTY		date: 7/11/95      drawing no. 3 FIG.
Project No. 12039-2	2500 DAVIS STREET		
	SAN LEANDRO, CALIFORNIA		

TABLE 3  
SOIL ANALYSIS DATA

Sample No.	Date Sampled	Sample Depth (feet)	TPHG (ppm)	Benzene (ppm)	Toluene (ppm)	Ethyl Benzene (ppm)	Total Xylenes (ppm)	TPHD* (ppm)
B-1-1	6/23/95	6	<1	<0.005	<0.005	<0.005	<0.005	<50
B-2-1	6/23/95	5.5	<1	<0.005	<0.005	<0.005	<0.005	<50
B-2-2	6/23/95	10	<1	<0.005	<0.005	<0.005	<0.005	<50
B-3-1	6/23/95	6	<1	<0.005	<0.005	<0.005	<0.005	<50
B-3-2	6/23/95	10	<1	<0.005	<0.005	<0.005	<0.005	<50
B-4-1	6/23/95	6	<1	<0.005	<0.005	<0.005	<0.005	<50
B-4-2	6/23/95	10	<1	<0.005	<0.005	<0.005	<0.005	<50

TPHD Total Petroleum Hydrocarbons as Diesel  
 TPHG Total Petroleum Hydrocarbons as Gasoline  
 ppm Parts per million  
 < Below laboratory detection limit

TABLE 4  
WATER ANALYSIS DATA

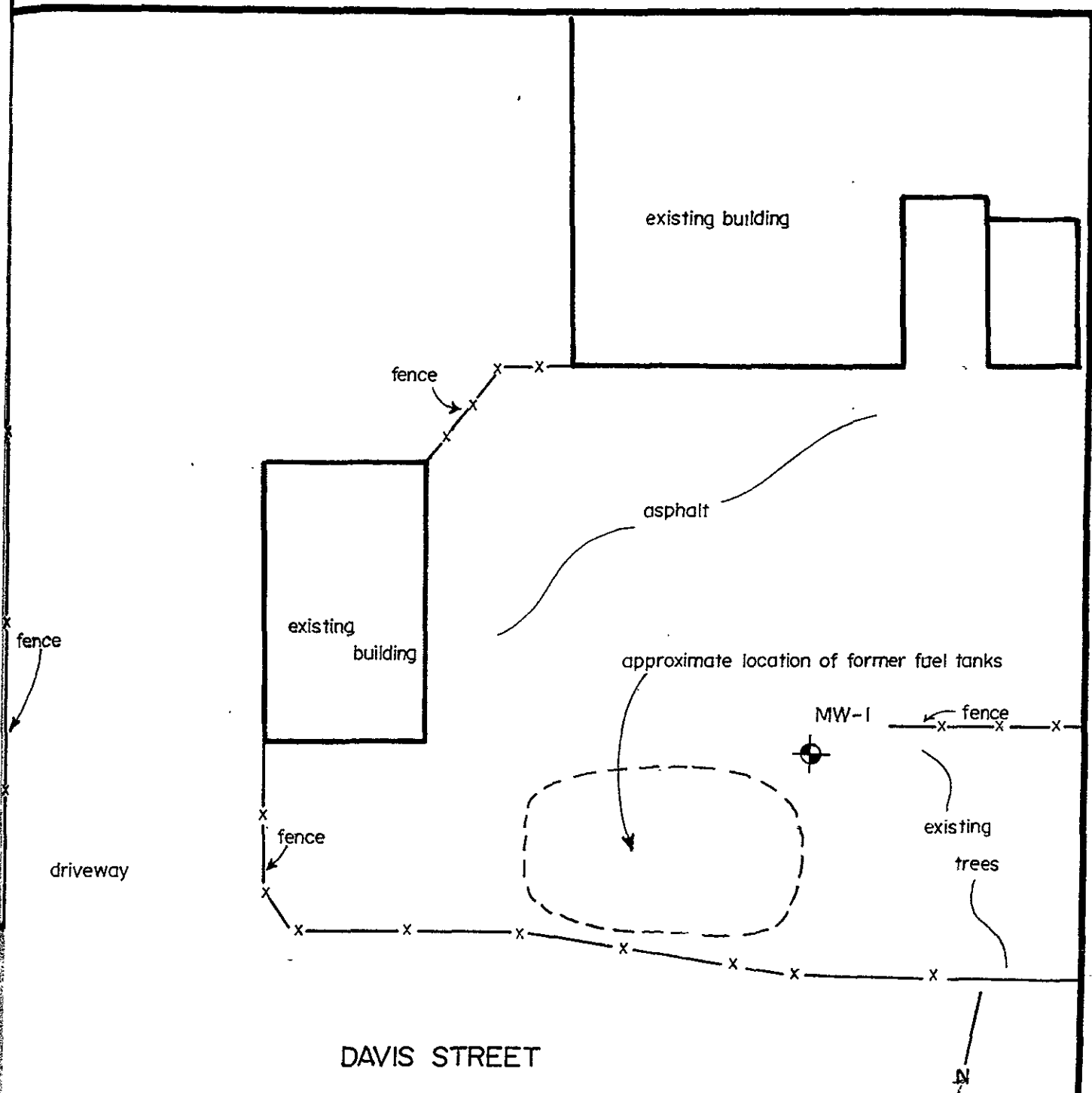
Sample No.	Date Sampled	TPHG (ppb)	Benzene (ppb)	Toluene (ppb)	Ethyl Benzene (ppb)	Total Xylenes (ppb)	TPHD* (ppb)
B-1-W	6/23/95	<50	<0.5	<0.5	<0.5	<0.5	<50
B-2-W	6/23/95	<50	<0.5	<0.5	<0.5	<0.5	<50
B-3-W	6/23/95	<50	<0.5	<0.5	<0.5	<0.5	<50
B-4-w	6/23/95	<50	<0.5	<0.5	<0.5	<0.5	<50

TPHD Total Petroleum Hydrocarbons as Diesel  
TPHG Total Petroleum Hydrocarbons as Gasoline  
ppb Parts per billion  
< Below laboratory detection limit

Current Department of Health Services Drinking Water Standards  
Benzene 1ppb (MCL)  
Toluene 100 ppb (AL)  
Ethylbenzene 680 ppb (MCL)  
Xylenes 1,750 ppb (MCL)

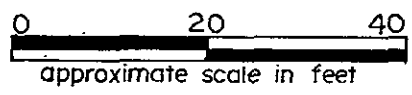
Note: Subject to change as reviewed by Department of Health Service


MCL: Maximum Contaminant Level  
AL: Action Level



**LEGEND**

 monitoring well



viewed by:	SITE MAP		 <b>Compliance &amp; Closure, Inc.</b>
proved by:	HOHENER PROPERTY		
own by: GM	2500 DAVIS STREET		
no. 12039-2A	SAN LEANDRO, CALIFORNIA	date: 7/11/95	drawing no. FIG. 4



# EXPLORATORY BORING LOG

**Project Name:** 2500 Davis Street, San Leandro, CA

**Boring No.** MW-1

**Date Drilled:** 9/5/95

**Project Number:** 12039-2A

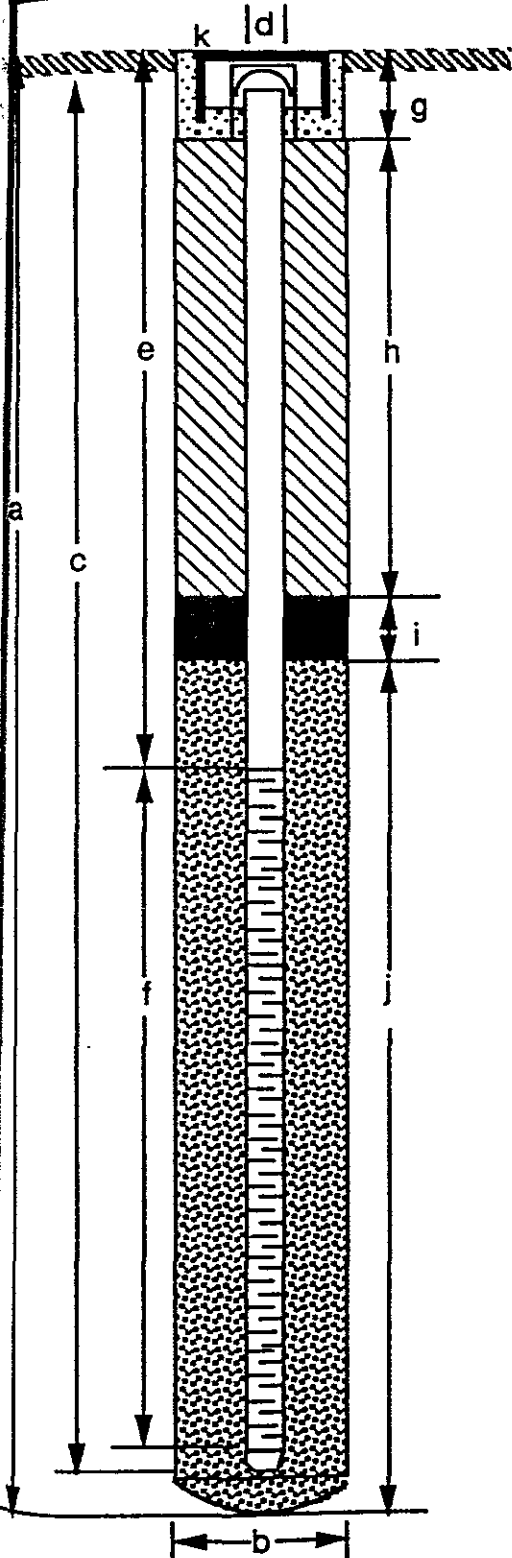
**Logged By:** GM

Depth (ft.)	Sample No.	Blows/foot	Unified Soil Classification	SOIL DESCRIPTION	Water Level	OVM Reading (ppm)
1				1" of Asphalt, 5" of base rock		
2						
3			CL	Dark brown to grey-brown SILTY CLAY, moist, stiff, no product odor.		
4						
5	MW-1-1	9		Increase in fine sand		0
6						
7						
8	MW-1-2	24	CL	Dark grey-brown SANDY CLAY, very moist, stiff, 30% fine to medium sand, poorly sorted, no product odor.		0
9						
10						
11					▽	
12				Mottled grey-brown SILTY CLAY, moist, stiff, 1% Fe+ stains, minor fine sand, 5% organic material, No product odor.		
13						
14						
15						
16				Yellow brown Silty Clay		
17						
18						
19						
20						
22				Bottom at 22 feet		



# MONITORING WELL DETAIL

Project Number	<u>12039-2A</u>	Boring/Well No.	<u>MW-1</u>
Project Name	<u>2500 Davis Street</u>	Top of Casing Elev.	<u>N/A</u>
City	<u>Alameda</u>	Ground Surface Elev.	<u>N/A</u>
Permit No.	<u>95573</u>	Datum	<u>N/A</u>



## EXPLORATORY BORING

a.	Total depth	<u>22</u>	ft.
b.	Diameter	<u>8</u>	in.
	Drilling method	<u>Hollow stem Auger</u>	

## WELL CONSTRUCTION

c.	Casing length	<u>22</u>	ft.
	Material	<u>PVC Schedule No. 40</u>	
d.	Diameter	<u>2</u>	in.
e.	Depth to top perforations	<u>8</u>	ft.
f.	Perforated length	<u>14</u>	ft.
	Perforated interval from	<u>8</u>	to <u>22</u> ft.
	Perforation type	<u>Machine Slot</u>	
	Perforation size	<u>0.020</u>	in.
g.	Surface seal	<u>1</u>	ft.
	Seal material	<u>Grout</u>	
h.	Backfill	<u>5</u>	ft.
	Backfill material	<u>Portland Cement</u>	
i.	Seal	<u>1</u>	ft.
	Seal material	<u>Bentonite</u>	
j.	Gravel pack	<u>15</u>	ft.
	Pack material	<u>No. 2/12 Lonestar</u>	
k.	<u>Traffic rated, water tight vault Box</u>		

TABLE 5  
WATER ANALYSIS DATA

Sample No.	Date Sampled	TPHG ug/kg	Benzene (ppb)	Toluene (ppb)	Ethyl Benzene (ppb)	Total Xylenes (ppb)	TPHD (ppb)
MW-1	9/11/95	<50	<0.5	<0.5	<0.5	<0.5	<50
	12/05/95	<50	<0.5	<0.5	<0.5	<0.5	<50
	03/04/96	<50	<0.5	<0.5	<0.5	<0.5	<50

TPHD Total Petroleum Hydrocarbons as Diesel  
 TPHG Total Petroleum Hydrocarbons as Gasoline  
 ug/kg Micrograms per kilogram - equivalent to parts per billion  
 < Below laboratory detection limit

Current Department of Health Services Drinking Water Standards  
 Benzene 1ppb (MCL)  
 Toluene 100 ppb (AL)  
 Ethylbenzene 680 ppb (MCL)  
 Xylenes 1,750 ppb (MCL)

Note: Subject to change as reviewed by Department of Health Service

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