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November 22, 2005

Brian Eychner  
Thomas D. Eychner Co. Inc.  
3430 Hollis Street  
Oakland, California 94608

Clayton Project No. 70-06544.00

Subject: **DRAFT** - Environmental Consulting Services for Sump Closure Report  
Former Ambassador Laundry, 36<sup>TH</sup> Street and Adeline Street  
Emeryville, California

Dear Mr. Eychner:

Clayton Group Services, Inc. (Clayton) a *Bureau Veritas company* has prepared the attached *Environmental Consulting Services for Sump Closure* report for the subject property referenced above. This report documents site conditions, and activities associated with removal of an abandoned sump found at the subject property during demolition activities.

If you have any questions or comments, please contact me at (925) 426-2679 or by email at [don.ashton@us.bureauveritas.com](mailto:don.ashton@us.bureauveritas.com). Thank you for this opportunity to be of service.

Sincerely,

Donald A. Ashton  
Senior Geologist  
Environmental Services

DAA/daa

**Environmental Consulting Services for  
Sump Closure**

**Former Ambassador Laundry  
1160-1168 36<sup>th</sup> St, 3601 and 3623 Adeline St.  
Emeryville, California**

**Clayton Project No. 70-06544.00  
November 22, 2005**

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*Prepared for:*  
**THOMAS D. EYCHNER COMPANY INC.  
Oakland, California**

*Prepared by:*  
**CLAYTON GROUP SERVICES, INC.  
A Bureau Veritas Company  
6920 Koll Center Parkway, Suite 216  
Pleasanton, California 94566  
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**DRAFT**

**CONTENTS**

<b><u>Section</u></b>	<b><u>Page</u></b>
<b>1.0 INTRODUCTION.....</b>	<b>1</b>
<b>2.0 INITIAL SUMP ASSESSMENT AND WATER SAMPLING.....</b>	<b>1</b>
2.1 SUMP REMOVAL .....	1
2.2 ANALYTICAL METHODS .....	2
<b>3.0 FINDINGS .....</b>	<b>3</b>
3.1 OILY WATER .....	3
3.2 EXCAVATED SOIL.....	3
3.3 BASE OF EXCAVATION .....	3
<b>4.0 CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>3</b>

**Tables**

- 1 Summary of Analytical Results – Sump Removal

**Figures**

- 1 Site Location Map
- 2 Former Sump Location Map

**Photographs**

**Appendices**

- A Laboratory Reports and Chain of Custody Sheets

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## 1.0 INTRODUCTION

At the request of Thomas D. Eychner Company, Inc. (TDE), Clayton Group Services, Inc. (Clayton), a *Bureau Veritas Company* provided environmental consulting services during the removal of a sump that was discovered in August 2005 during demolition of the former Ambassador Cleaners facilities at 1160-1168 36th Street, and 3601 and 3623 Adeline Street, Emeryville, California. TDE was conducting the demolition activities to assist the City of Emeryville with redevelopment of the subject property. The sump was encountered below a concrete floor slab in close proximity to a former heating fuel underground storage tank (UST) that was closed in 1997. Consulting services included assessing the sump, documenting removal activities, profiling the waste materials, oily water, excavated debris, excavated soil, and the side wall and bottom soil in the excavation pit.

## 2.0 INITIAL SUMP ASSESSMENT AND WATER SAMPLING

Following an initial assessment, on August 29, 2005 Clayton collected a grab-water sample from the sump (WW-1) that was submitted for laboratory analysis to profile the oily water in the sump for disposal. The sump was observed to be nearly full of oily water and debris. The oily water was sampled again on September 8, 2005 to obtain additional water to allow the laboratory to complete the analyses for extractable diesel and motor oil ranged compounds and to further investigate the potential for sludge to be present in the base of the sump. Debris in the sump, concrete rubble, wood, and piping, impeded probing of the sump beyond more than a foot or two, and no sludge was found.

## 2.1 SUMP REMOVAL

TDE contracted NRC Environmental Services of Alameda, California to remove the sump, segregate and dispose of the waste materials, and backfill the excavation. Excavation activities were conducted on November 2 and 3, 2005. NRC used a backhoe to remove debris and the sump materials, over excavate the pit based on a finding of petroleum impacted soil below the sump, and backfill the excavation with available site soil.

Approximately 500 gallons (roughly estimated) of oily water were removed from the sump using a vacuum tanker truck. Approximately 50 yards of excavated soil and about 8-9 yards of debris removed from the sump were placed into plastic-lined bins. After debris removal, the wooden sump was found to be approximately eight feet in diameter by six feet deep, with the bottom of the sump at a depth of about seven feet below the ground surface (bgs). The purpose of the sump was not evident but is assumed to be related to the former laundry operations. The sump was constructed of wood staves (side boards). A three-inch diameter pipe entered the south-southeast side of the sump at about two feet bgs.

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Removal of the sump materials revealed that the surrounding soil from about four to six feet bgs appeared to be impacted with petroleum hydrocarbons. Shallow soil was light brown to dark brown and the deeper stained soil was a greenish gray with a petroleum odor. At approximately nine feet bgs, part of a metal object, apparently an abandoned riveted steel underground storage tank (about 4 feet in diameter of unknown length) was partially exposed on the west wall of the excavation. Two metal pipes about 2 inches in diameter were exposed below the depth of the metal tank. One pipe with some apparent petroleum residue continued to the east side of the excavation at approximately 10 feet bgs. TDE and the City of Emeryville ceased the excavation activity at approximately 14 feet bgs and directed that the pit be backfilled with surrounding clean soil from the surface of the site. Prior to backfilling, Clayton collected five soil samples from the excavation to characterize the soil quality. Four sidewall samples, SE-1-1 through SE-1-4 were collected from the pit sidewalls at depths of 13-14 feet bgs (see Figure 2 for sample locations). A center bottom soil sample was collected at a depth of 14 feet bgs as sample SE-1-5. Groundwater was not encountered at the base of the excavation. The newly discovered UST was left in place for future removal.

Four samples were collected from the excavated soil and debris placed in the bins, one per bin, for waste characterization analysis as samples SE-W1 through SE-W4. These samples were composited four parts to one for analysis for disposal profiling.

## 2.2 ANALYTICAL METHODS

The analytical program included one grab-water sample for wastewater profiling using the U.S. Environmental Protection Agency approved analytical methods outlined below. After sump removal, Clayton collected nine discrete soil samples. Four samples were of waste excavated soil that was submitted for compositing by the laboratory (four parts to one) and five samples were collected from the excavation sidewalls and from the bottom of the pit to confirm the quality of the pit soil. The samples were submitted for the following U.S. Environmental Protection Agency approved analytical methods:

- EPA Method 8015C for total petroleum hydrocarbons (TPH) Scan for Gasoline through Motor Oil,
- EPA Method 8260B for volatile organic compounds (VOCs)
- EPA Method 8082 for polychlorinated biphenyls (PCBs), and
- EPA Method 8270 for semi-volatile organic compounds (SVOC). Water sample only.

The analytical results are summarized in Table I, and the laboratory analytical data sheets and chain-of-custody documentation are included as Appendix A.

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### **3.0 FINDINGS**

Waste materials removed during sump closure include waste oily water and excavated soil and construction debris that have been impacted by petroleum hydrocarbons, low concentrations of VOCs and phenol.

#### **3.1 OILY WATER**

The oily water in the sump was found to contain total petroleum hydrocarbon compounds at modest concentrations: diesel ranged compounds at 110,000 micrograms per liter (ug/L), motor oil at 28,000 ug/L, and gasoline at 73 ug/L. Various volatile organic compounds were found at low concentrations totaling 56.6 ug/L. No PCBs were detected and the only SVOC detected was phenol at 920 ug/L.

#### **3.2 EXCAVATED SOIL**

The excavated soil composite sample (SE-W1-W4) was found to contain TPH ranged compounds as motor oil (TPH-mo) at 3,000 milligrams per kilogram (mg/Kg); diesel (TPH-d) at 2,400 mg/Kg; and gasoline (TPH-g) at 160 mg/Kg. Total VOCs were found at less than 0.3 mg/Kg and no benzene or methyl tert-butyl ether (MTBE) was detected.

#### **3.3 BASE OF EXCAVATION**

Results from five discrete soil samples from the base of the excavation, collected from the stained soil zone were analyzed for TPH, VOCs, and PCBs. Only TPH ranged compounds were found; TPH-g ranged from 1.0 to 13 mg/Kg, TPH-d from 62 to 290 mg/Kg, and TPH-mo from 87 to 360 mg/Kg.

### **4.0 CONCLUSIONS AND RECOMMENDATIONS**

The analytical results indicate that the waste oily water and excavated soil and debris are California regulated waste material. The analytical results provided in this report should be submitted to the selected disposal facilities for waste acceptance prior to removal of waste from the site.

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Clayton recommends that the finding of an abandoned UST be reported to the City of Emeryville Fire Department and to the Alameda County Department of Environmental Health. Removal and closure of the abandoned UST will require agency oversight.

Clayton appreciates the opportunity to be of service. If you have any questions regarding this sump closure report, please contact us at (925) 426-2600.

Adnan Effandi  
Staff Geologist  
Environmental Services

Donald A. Ashton, PG, REA  
Senior Geologist  
Environmental Services

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**TABLE**



**Table 1**  
**Analytical Results of Sump Water Analysis**  
**Former Ambassador Laundry**  
**Emeryville, CA**  
**Clayton Project No. 70-06544.00**

		Analytical Method: Petroleum Hydrocarbons - 8015				VOCs - 8260						
Sample ID	Sample Date	Units	TPH-G	TPH-D	TPH-MO	Acetone	n-Butyl benzene	Carbon Disulfide	4-methyl-2-pentanone	Toluene	Ethylbenzene	Isopropyl benzene
<b>Water</b>												
WW-1	08/29/05	ug/L	58	--	--	35	<0.5	2.3	12	1.0	1.2	<0.5
WW-1	09/08/05	ug/L	73	110,000	28,000	--	--	--	--	--	--	--
<b>Waste Soil</b>												
SE-W1-W4	11/2/2005	mg/Kg	160	2400	3000	<0.05	0.0058	<0.005	<0.005	<0.005	0.0095	0.021
<b>Pit Soil</b>												
SE-1-1	11/3/2005	mg/Kg	<1.0	290	360	<0.05	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
SE-1-2	11/3/2005	mg/Kg	3.3	200	270	<0.05	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
SE-1-3	11/3/2005	mg/Kg	3.6	70	87	<0.05	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
SE-1-4	11/3/2005	mg/Kg	7.6	110	160	<0.05	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
SE-1-5	11/3/2005	mg/Kg	13	62	110	<0.05	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005

Legend:

TPH-G = Total Petroleum Hydrocarbons in Gasoline range

TPH-D = Total Petroleum Hydrocarbons as Diesel

TPH-MO = Total Petroleum Hydrocarbons in Motor Oil range

ug/L = Micrograms per liter

mg/Kg = Milligrams per kilogram

< 1.0 = The analyte was not detected above the laboratory reporting limit

-- = not analyzed

**Table 1**  
**Analytical Results of Sump Water Analysis**  
**Former Ambassador Laundry**  
**Emeryville, CA**  
**Clayton Project No. 70-06544.00**

Analytical Method: VOCs - 8260										PCBs - 8082	SVOCs
Sample ID	Sample Date	Units	para-Isopropyl Toluene	1,2,4-Trimethylbenzene	sec-Butyl benzene	4-Isopropyl toluene	Napthalene	n-Propyl benzene	Xylenes	PCBs	Phenol
<b>Water</b>											
WW-1	08/29/05	ug/L	1.0	<0.5	<0.5	<0.5	<0.5	<0.5	4.1	<1.0	920
WW-1	09/08/05	ug/L	--	--	--	--	--	--	--	--	--
<b>Waste Soil</b>											
SE-W1-W4	11/2/2005	mg/Kg	<0.005	0.0066	0.0087	0.0088	0.03	0.022	0.028	<0.50	--
<b>Pit Soil</b>											
SE-1-1	11/3/2005	mg/Kg	--	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<5.0	--
SE-1-2	11/3/2005	mg/Kg	--	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.025	--
SE-1-3	11/3/2005	mg/Kg	--	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.025	--
SE-1-4	11/3/2005	mg/Kg	--	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.025	--
SE-1-5	11/3/2005	mg/Kg	--	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.025	--

Legend:

TPH-G = Total Petroleum Hydrocarbons in Gasoline ra

TPH-D = Total Petroleum Hydrocarbons as Diesel

TPH-MO = Total Petroleum Hydrocarbons in Motor Oil

ug/L = Micrograms per liter

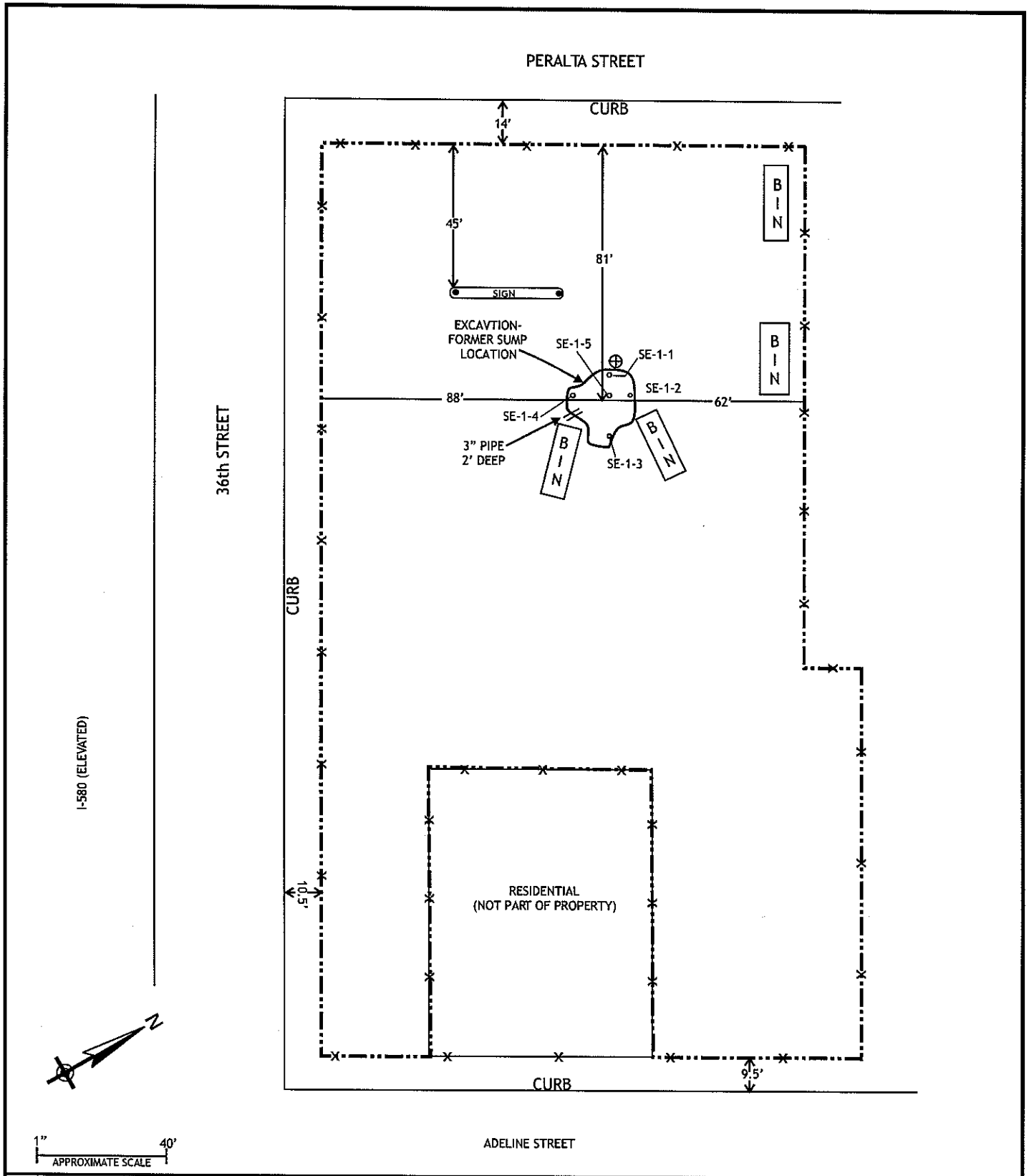
mg/Kg = Milligrams per kilogram



< 1.0 = The analyte was not detected above the laboratory detection limit

-- = not analyzed

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**FIGURES**



<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>--- Approximate Subject Property Boundary</li> <li>-x-x- Fence</li> <li>⊕ Metal Object, possible UST</li> <li>• Sample Locations</li> <li>▭ BIN Waste Storage Bins</li> </ul>	<p><b>FORMER SUMP LOCATION MAP</b></p>	<p><b>FIGURE</b></p>	
<p>1" = 40' APPROXIMATE SCALE</p>	<p>Former Ambassador Laundry Sump Closure 1160-1168 36th Avenue 3601 and 3623 Adeline Street Emeryville, California Clayton Project No. 70-06544.00</p>	<p>2</p>	

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**PHOTOGRAPHS**

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**APPENDIX A**

**LABORATORY REPORTS AND CHAIN OF CUSTODY SHEETS**