

STID 1755

January 22, 1993

M E E T I N G

RE: Albany Bowl site, located at **500 San Pablo Avenue, Albany**

Present: Ken Freidman, Property Owner  
William Motzer, HGCL Environmental Scientists  
Thomas Donnelly, Attorney  
Juliet Shin, Alameda County Health Dept.

Mr. Donnelly stated that Mr. Freidman recognizes the need to make MW-3 accessible to Mr. Stevens, business owner of neighboring site, for monitoring. He is willing to negotiate an access agreement for well, on the condition that Mr. Stevens aggressively pursues ground water containment and remediation at his site. Mr. Freidman stated that Mr. Stevens has been delaying the required investigations and remediation for a long time. According to Mr. Freidman and his entourage it was agreed to in a meeting in December 1991 that Mr. Stevens would install an extraction system on site, at the request of Rich Hiett at RWQCB, in order to draw the ground water contaminant plume away from the creek and back towards the source of the contamination, the site. Mr. Stevens had submitted a time-table for the work to be done in a February 1992 report, however, none of this work has been done to date.

In response to Ms. Shin's statement that Soil Tech Engineers, consultants to Mr. Stevens, stated that artesian conditions exist at the site, Mr. Motzer, consultant to Mr. Freidman, stated that he does not think that that is entirely true. Mr. Motzer stated that there is no confining layer on Mr. Freidman's property, according to their well logs, and these wells are immediately adjacent to Mr. Steven's site. Mr. Motzer stated that, if anything, contaminants are probably trapped beneath the clay layer, which goes from the surface to about 10 feet bgs, and contained within the sand layer, which is fairly thick. Mr. Motzer stated that Soil Tech Engineers haphazardly installed the wells on Mr. Steven's site, and it appears that they are not even screening the wells in the sand.

Mr. Motzer stated that when Soil Tech Engineers pumped water from near the former tank location during PG&E's work at the site, Soil Tech determined that the capture zone was negligible due to the clay. However, Mr. Motzer stated that the capture zone would have been much more significant if they had drilled the wells deeper. It wouldn't matter that the well was partially in artesian conditions. Ms. Shin asked whether or not Mr. Motzer felt that, if in fact the well was partially artesian, wouldn't

there be some sort of cross contamination. Mr. Motzer stated again that he does not feel the site is fully experiencing artesian conditions due to the fact that the water table is fluctuating within the clay zone. Mr. Motzer stated that he witnessed the fluctuations of the water table in the clay layer when trenching occurred on Mr. Freidman's site by PG&E. Apparently, he saw calcium deposit layers at various depths within the clay layer, indicating historical fluctuations of the water table. He added that if they were to pump the ground water from where they claim to be the artesian area, they could control pumping such that the system would capture ground water from both the "upper" and "lower" aquifers. Mr. Motzer stated that he feels that contaminants are being trapped beneath the clay layer, and that the potential contamination in the sand layer, beneath the clay layer, should be addressed.

Mr. Motzer stated that he does not feel that Soil Tech Engineers installed the wells deep enough. They only installed their wells down to about 10 or 15 feet below ground surface, while Albany Bowl installed its wells down to 25 to 30 feet below ground surface.

Mr. Motzer stated that it would be a good idea to install an extraction system on site to draw contaminants towards the source of the problem and away from the creek. Mr. Motzer feels that if the sump is pumped, then contaminants might inadvertently be pulled into the creek.

Mr. Motzer stated that they have some evidence to indicate that during rainy seasons, when the water level in the creek is higher, there is the potential that the creek will recharge the groundwater. When that happens, the ground water gradient fluctuates such that the ground water contaminant plume from Mr. Steven's site might further migrate onto their property. This is another reason why they would like to see greater steps being taken by Mr. Stevens to work more expeditiously in installing and operating a pump and treat system on his site.

Ms. Shin asked how many times MW-2 has been sampled. She stated that it appears to only have been sampled twice, initially on September 6, 1990, and then on another occasion on August 17, 1992. Mr. Donnelly stated that this well, and Well MW-3, was not installed as part of the underground storage tank investigations required by the County. They were installed for site assessment purposes at the request of a potential buyer for the site. Mr. Donnelly stated that, in the past, the County found it acceptable to discontinue monitoring of Well MW-2. Mr. Donnelly stated that they would submit all the historical information on MW-2 so that the County could decide whether or not this well can be closed. Mr. Freidman also stated that he would submit copies of sample analysis reports for ground water samples collected from Well MW-3 before and after the short-term pumping at the Car Wash site.

Mr. Freidman stated that the County should be aware that Mr.

Stevens is not the only one funding the investigations and clean up work at his site. The property owners are also sharing the financial burden. In the earlier meeting of December 1991, Mr. Steven's consultants estimated that it would cost approximately \$50,000 to install and operate a pump and treat system, excluding the Operation and Maintenance cost.