



Bakersfield

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WZI INC.

October 10, 1994

Mr. Dick Jones
Agriculture Industries Inc.
Post Office Box 1076
West Sacramento, California 95691

**Re: Final Site Assessment Report
Schropp Ranch Project
3880 Mountain House Road, Byron, California**

Dear Dick:

Enclosed are two copies of the final Site Assessment Report for the Schropp Ranch property located at 3880 Mountain House Road, Byron, California. An additional copy has been forwarded to Gregg Garrison for his review. I would like you and Manfred to review the report, specifically how we have summarized the conclusions and recommendations. It is quite clear that all gasoline contaminated soil that originated from the former underground storage tank site has been removed from the subsurface and remediated.

Ground water monitoring results for all monitoring wells have been reported for two successive quarters as below detection limits for hydrocarbons. WZI recommends continued monitoring of the groundwater monitoring wells until four successive quarters of non-detection levels for hydrocarbon constituents are obtained. In addition, continued monitoring of the Mountain House School water well is recommended.

The gasoline contaminated soil was determined to extend northward in the Schropp yard to the property line. The adjacent property, owned by Mr. Anthony Castello, is likely to have gasoline contaminated soil present in the subsurface. As you are aware, Mr. Castello did not allow us to continue the investigation onto his property. Alameda County Department of Environmental Health (ACDEH) may require additional soil site characterization for the gasoline plume emanating from the Schropp property onto the Castello property. It is unclear what action ACDEH will require to address the crude oil contamination. This will require the coordination and cooperation with Mr. Castello to some degree.

A second hydrocarbon plume, probably crude oil in nature, was found to be present in the extreme north portion of the excavation. This soil contamination is not associated with

the gasoline contamination that emanated from the underground storage tank on the Schropp property. The likely source for this crude oil contamination is a former Shell Oil Company pipeline that was reported to be present approximately 200 feet north of the Schropp/Castello property boundary.

WZI has recommended no additional soil site investigation is warranted specifically for the Schropp Ranch property located at 3880 Mountain House Road. The offsite gasoline soil contamination plume and the crude oil soil contamination issues have been recommended to be addressed in a potential future investigation that is separate from the effort we have just concluded. At the conclusion of four successive periods of quarterly groundwater monitoring, we will petition to have the monitoring wells plugged and abandoned.

I spoke with Bob Slager, and he has assured me that we will complete the new domestic groundwater production well on the property within the next 30 days.

If you have any questions, please do not hesitate to contact myself or Mary Jane Wilson in our Bakersfield office.

Very truly yours,



Stephen G. Muir
Manager, Geotechnical Services

SGM/jkw

Enclosures

cc: Greg Garrison
Manfred Schropp