



Bakersfield
4700 Stockdale Highway, Suite 120
Post Office Box 9217
Bakersfield, California 93389
805/326-1112 805/326-0191 FAX

WZI INC.

November 23, 1994

Mr. G.S. Garrison
Garrison Law Corporation
691 Myrtle Street
Post Office Box 307
Half Moon Bay, California 94019

**Re: Schropp Ranch Site Assessment Investigation
3880 Mountain House Road, Byron, California**

Dear Mr. Garrison:

We have received your written comments on the "Final Site Assessment Report Describing the Nature and Extent of Hydrocarbon Contaminated Soil and Groundwater." Your comments have been addressed and incorporated into a revised report which is being submitted to you at this time. As we understand, the comments provided to you regarding the report from Mr. Richard Jones of Agriculture Industries Incorporated have also been received and incorporated into this new report. A discussion of the significant areas identified in your letter is provided below.

1. The only source of information that WZI was able to identify regarding the past history and operations of the former tanks were from Mr. Don Holck. Mr. Wing did not give me any specific information regarding the underground storage tanks in our discussions during May of 1992. No documents were available regarding any of the tank operations. In addition, Mr. Holck did not know the quantity of fuel used on an annual basis from the fuel point.
2. Mr. Holck removed the tanks at an unknown period prior to January 1992. Mr. Holck has reported two different time periods during which he removed the second and most recent underground storage tank. These periods are reported as being sometime during 1989 to 1990 and also during the fall of 1991. It is my opinion that Mr. Holck removed the tanks shortly before I made my initial site inspection with Mr. Dick Jones during January of 1992. This is based on the condition of the ground immediately surrounding the former fuel point.

The condition of the tank, piping, and dispenser immediately after they were removed from service and excavated from the subsurface are unknown. Mr. Holck did not report to me any findings except that it was clear that the bottom of the tank had numerous holes in it.

3. Two individual tanks were identified as being present in the same location for a period of time since at least 1965. It is quite possible that tank operations may have extended back in time significantly before 1965. This is based on discussions with Mr. Holck's tenant/occupant who lives at the Schropp Ranch. It is unknown if the first tank that we know to have been present leaked petroleum into the subsurface. WZI has no evidence to suggest that any other fuel type would have been stored in either of the two tanks.

WZI has no observations or documentation regarding how the two underground storage tanks were assembled. In addition, we have no information regarding the tightness of fitness integrity of the system during past operations.

Surface hydrocarbon staining was present immediately around the area where the former fueling point was located. This was noted during the WZI initial inspection during February, 1992.

No information was available from either Mr. Holck or Mr. Wing regarding the vendor of the fuel or the quantity of fuel used on an annual basis during the years of operations.

4. The total volume of gasoline release is estimated to be from 700 to 750 gallons over an unknown period of time. Based on the wide spread low level concentrations of total petroleum hydrocarbon as gasoline, low benzene to total petroleum hydrocarbon as gasoline ratios, and degraded appearance of the hydrocarbon contaminated soil, it is assumed that this leak occurred over a fairly long period of time. It is difficult, if not impossible, to determine whether the release occurred over a period of time as short as 1 to 5 years or as long as 20 years or more. This rate of gasoline release is difficult to estimate because of the very shallow ground water condition which would have acted to expedite the distribution of gasoline fuel within the vadose zone.

WZI observed an Underwriters Laboratory (UL) information plate located on the former tank with number 560 stamped on it. No other information can be regarded as verifiable.

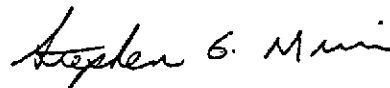
Your comments have been addressed in the accompanied text. If these meets your requirements, I would like to request that you forward one of the copies to Mr. Brian Olivia with Alameda County Environmental Health and two copies to Mr. Richard Jones of Agriculture Industries. Copies have been provided to you for this distribution.

The continued technical work at Schropp Ranch will include the monitoring of the ground water wells and Mountain House School water well until directed to stop by Alameda County.

No discussion of further work regarding the crude oil aspects of this investigation have been included within the report text. We await instruction from your office or Mr. Jones prior to conducting any work in this regard.

Please do not hesitate to contact me if you have any questions regarding this report. I would anticipate having a meeting with you and Mr. Jones in the near future.

Very truly yours,



Stephen G. Muir
Manager, Geotechnical Services

SGM/er
Enclosures

cc: Richard Jones - w/o enclosures