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Stephen G. Muir
Consulting Geologist & Geophysicist
PO Box 152, Woodbridge, California 95258
(209) 369-9421 FAX (209) 369-9358

209/6016694

Sgmuir@earthlink.net

April 21, 2003

Ms. Eva Chu
Alameda County Health Care Services
Department of Environmental Health
Hazardous Materials Division
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Alameda County
APR 26 2003
Environmental Health

Re: Schropp Ranch No. 1 Site
3880 Mountain House Road, Byron, Alameda County, California

Dear Ms. Chu:

Enclosed is a copy of the Problem Assessment Report (PAR) and Closure Request Document for the Schropp Ranch No 1 Site located at 3880 Mountain House Road, Byron, Alameda County, California. This PAR is a comprehensive document that presents all of the activities that have transpired at the site since 1992. The unauthorized release of petroleum hydrocarbons as gasoline fuel was the result of a former underground storage tank (UST) that was located at the residence. A significant volume of petroleum hydrocarbon contaminated soil and groundwater was present at the site when initial investigations were conducted.

The site assessment and remediation action taken were conducted in accordance with Tri-Regional Board Guidelines for Investigations at Leaking Underground Storage Tank sites. All petroleum hydrocarbon soil contamination has been removed except for a minor portion underneath the residential structure. All groundwater monitoring wells have been monitored on a quarterly basis during 1994-1996 and have been reported to show that flow direction and gradient of groundwaters have bracketed the site. No remaining groundwater is impacted. A recent monitoring event was conducted in 2002 where all wells were sampled and analyzed for volatile organic compounds by USEPA Test Method 8260B. Analytes included BTEX and TPH-gasoline, 5 oxygenate compounds including MTBE and two lead scavengers. All groundwater samples were reported to contain analytes below analytical method detection limits.

Also included in the PAR is a section on discussion of the Shell Oil Central Valley Pipeline that traverses the property located east of Mountain House Road. This pipeline had leaked at an unknown past time on the Schropp Property east of Mountain House Road during the period of its operation which ended in about 1970. The pipeline is no longer active. Petroleum hydrocarbon contamination was discovered by surface exploration of the pipeline easement by Agriculture Industries in 1994. The California Regional Water Quality Control Board-Central Valley Region had Shell Oil Company conduct an investigation along this portion of the pipeline east of Mountain House Road. The site has been remediated and has subsequently been closed.

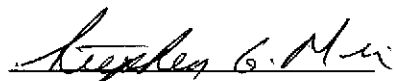
A California Regional Water Quality Control Board-Central Valley Region site closure checklist is provided with the PAR. The site meets all criteria for site closure.

We strongly recommend that this site be closed as no further work is warranted.

In the process of preparing the PAR we discovered that the former 550 gallon gasoline UST that we previously assumed was a primary farm tank and exempt from required for operator registration should have been registered as a residential underground storage tank. During detailed discussions with the former farm tenant in 2002 we have come to discover that the former UST was a "residential tank" and was in fact never used for agricultural purposes or operations. As a result, we are evaluating if this former UST should be back registered with Alameda County as the property owner may wish to consider applying to the Underground Storage Tank Cleanup Fund program. Please let me know if there is any requirement we need to satisfy from the Alameda County standpoint.

As always, I will be happy to answer any questions regarding this proposed site closure. We appreciate your assistance in the past and look forward to discussing the closure effort with you. Please contact me at (209) 369-9421 or (209) 601-6694 should you have any questions. Thank you very much.

Sincerely,



Stephen G. Muir
Certified Engineering Geologist #1224
Expiration Date: 08/30/03



cc: Dick Jones
Manfred Schropp