

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

February 23, 2006

Werner R. and Irmgard S. Schropp
C/o Richard Jones
Agriculture Industries, Inc.
P.O. Box 1076
West Sacramento, CA 95691-1076

Subject: SLIC Case # [REDACTED] Schropp Ranch – Western Property, 3880 Mountain House Road, Byron, CA 94514

Dear Mr. Jones:

In order for ACEH to complete regulatory oversight for your site, we require an additional deposit to the oversight account for the above-referenced site. Please send a check in the amount of \$1,250.00 payable to Alameda County Environmental Health. Please send your check to the attention of our Finance Department.

This deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$166.00 per hour.

Please write "SLIC" (the type of project), the site address, and the AR#0305987 on your check.

If you have any questions, please contact Jerry Wickham at (510) 567-6791.

Sincerely,



Ariu Levy
Division Chief

cc: D. Drogos, J. Jacobs, Jerry Wickham

ALAMEDA COUNTY
HEALTH CARE SERVICES

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February 23, 2006

Werner R. and Irmgard S. Schropp
C/o Richard Jones
Agriculture Industries, Inc.
P.O. Box 1076
West Sacramento, CA 95691-1076

Subject: SLIC Case No. RO0002473, Schropp Ranch – Western Property, 3880 Mountain House Road, Byron, CA 94514 – Request for Monitoring Well Decommissioning

Dear Mr. Jones:

Alameda County Environmental Health (ACEH) and California Regional Water Quality Control Board staff have reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file and case closure summary for the above-referenced site and concur that no further action related to the underground storage tank fuel release is required at this time. Prior to issuance of a case closure letter, the monitoring wells at the site are to be properly decommissioned, should the monitoring wells have no further use at the site. Please decommission the monitoring wells and provide documentation of the well decommissioning to this office. A case closure letter will be issued following receipt of the documentation.

Well destruction permits may be obtained from the Zone 7 Water Agency (<http://www.zone7water.com>). If you have any questions, please call me at (510) 567-6791.

Sincerely,

Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Stephen Muir, P.O. Box 152, Woodbridge, CA 95258

Matt Katen, QIC 80201, Zone 7 Water Agency, 100 North Canyons Parkway, Livermore, CA 94551

Donna Drogos, ACEH
Jerry Wickham
ACEH File

R02473



California Regional Water Quality Control Board

Central Valley Region

Robert Schneider, Chair



Arnold Schwarzenegger
Governor

Alan C. Lloyd, Ph.D.
Agency Secretary

1020 Sun Center Drive #200 Rancho Cordova, CA 95670-6114
(916) 464-3291, fax (916) 464-4797
<http://www.swrcb.ca.gov/rwqcb5>

Alameda County

FEB 23 2006

Environmental Health

RECEIVED
ENVIRONMENTAL HEALTH SERVICES
FEB 22 2006

21 February 2006

Mr. Jerry Wickham
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

NO FURTHER ACTION REQUIRED CONCURRENCE, FORMER SCHROPP RANCH - WESTERN PROPERTY, 3880 MOUNTAIN HOUSE ROAD, ALAMEDA COUNTY

Board staff reviewed the 3 January 2006 *Case Closure Summary* submitted by the Alameda County Environmental Health Department (County) and the site file for the above reference site. With the provision that the information provided to this agency was accurate and representative of site conditions, Board staff concur with the County's closure recommendation.

Until we receive notification from you that monitoring wells have been properly destroyed, transferred, or will remain in use according to the County Well Ordinance, and the County issues a Case Closure Letter, the site will be considered an open case.

If you have any further questions, please contact David Stavarek at (916) 464-4673.

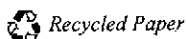
BRIAN C. NEWMAN, P.E.
Underground Tank Program Manager
Central Valley Region

Enclosure (NFAR Checklist)

cc w/encls.: Mr. Richard Jones, Representative for Property Owner, West Sacramento
Mr. Stephen Muir, Consultant

c:\dfs\proj\010002L001

California Environmental Protection Agency



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

February 8, 2006

David Stavarek
RWQCB
11020 Sun Center Drive, Suite 200
Rancho Cordova, CA 95670

Subject: SLIC Case No. RO0002473, Schropp Ranch, 3880 Mountain House Road, Byron, CA

Dear Mr. Stavarek:

Based on your request, enclosed is one copy of the report entitled, "Final Problem Assessment Report and Closure Request Document," dated November, 2004 for the above referenced site.

If you have any questions, please call me at (510) 567-6791.

Sincerely,


Jerry Wickham, P.G.
Hazardous Materials Specialist

Enclosure: Final Problem Assessment Report and Closure Request Document," dated November, 2004

cc: Donna Drogos, ACEH (w/o enclosure)
Jerry Wickham, ACEH (w/o enclosure)
File (w/o enclosure)



California Regional Water Quality Control Board

Central Valley Region

Robert Schneider, Chair



Arnold Schwarzenegger
Governor

Alan C. Lloyd, Ph.D.
Agency Secretary

Sacramento Main Office
11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114
(916) 464-3291 • Fax (916) 464-4645
<http://www.waterboards.ca.gov/centralvalley>

TO: Cori Condon, P.G.
Senior Engineering Geologist
UST Unit III

FROM: David Stavarek, P.G.
Engineering Geologist
UST Unit II

DATE: 16 February 2006

SIGNATURE:

**SUBJECT: FORMER SHROPP RANCH – WESTERN PROPERTY,
3880 MOUNTAIN HOUSE ROAD, BYRON, ALAMEDA COUNTY (LUSTIS # 010002)**

I reviewed the 27 December 2005 *Case Closure Summary* from Alameda County Environmental Health (ACEH) for the underground storage tank (UST) case at the Schropp Ranch (Ranch). The Ranch is located along the east side of the Coast Range Mountains in eastern Alameda County, approximately 10 miles northwest of Tracy. Following is a summary and my comments regarding this case and the criteria for concurring with ACEH's proposal to issue a No Further Action Required letter.

BACKGROUND

A 550-gallon UST was used on site from 1960 to 1986 as a residential gasoline tank. The UST was filled just three times between 1979 and 1986, and was located near the farmhouse on the Ranch. In 1991 the UST, dispenser, and associated piping were removed. Numerous holes were observed in the former UST, and stained soil was observed in the tank pit for the former USTs.

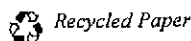
In October 1992 total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, and total xylenes (BTEX) up to 79,000, 7,050, 2,830, 2,300, and 2,160 micrograms per liter ($\mu\text{g/L}$), respectively, were detected in an onsite water supply well located adjacent to the former UST. This water supply well was perforated below 50 feet, and was approximately 140 feet deep. Use of this well by people at the Ranch was discontinued in 1987 because of poor water quality, and in 1992 the well was destroyed under permit from ACEH and according to State and local ordinances. A replacement water supply well was installed 250 feet upgradient (southwest) of the former UST. It was perforated from approximately 245 to 275 feet below ground surface (bgs), the bottom 30 feet of the well. Samples collected from this well on 25 August 1995 were non-detect for TPHg and BTEX.

In November 1992, TPHg and BTEX were non-detect in a sample from a water sample collected from the Mountain House School water supply well. This well is 600 feet downgradient and east of the site, and used only for irrigation at the Mountain House School. No other water supply wells are within 500 feet of the site.

UST REMEDIATION

In April 1992, soil impacted by petroleum hydrocarbons was observed in two trenches excavated to 25 feet below ground surface (bgs) adjacent to the UST. A grab groundwater sample from the trench contained TPHg and BTEX at 27,500, 1,180, 1,650, 265, and 775 $\mu\text{g/L}$. Petroleum hydrocarbons were also detected in trenches and borings in 1992 over a wide area of the shop yard.

California Environmental Protection Agency



Based on these investigations a Feasibility Study was prepared that showed soil excavation to be a reasonable remedial alternative. In July and August 1992, approximately 19,000 cubic yards of soil impacted with gasoline hydrocarbons was removed from an excavation to 30 feet bgs. Seasonally, groundwater fluctuates from 11.6 to 25 feet bgs; therefore, the groundwater smear zone was removed. However, approximately 25 to 100 cubic yards of hydrocarbon-impacted soil was left in place beneath the farmhouse because it could not be safely excavated. The excavated soil was aerated onsite according to Bay Area Air Quality Management District guidelines then placed on farm roads. Soil samples from the bottoms and the sidewalls of the excavation showed only TPHg and xylenes at 1.6 and 0.007 milligrams per kilogram (mg/kg), respectively, in one sample, and 0.004 mg/kg of xylenes in one other sample. TPHg and BTEX were non-detect in all other soil samples from the excavation. The excavation was backfilled with clean overburden from the excavation and imported fill. Remediation of soil was estimated to have removed approximately 750 gallons of gasoline product. Groundwater was pumped from the excavation and remediated with carbon filtration system, then disposed onsite.

CRUDE OIL IN SOIL

In 1992 a layer of crude oil impacted soil, 22 to 25 feet bgs was removed from an area 20 to 30 feet from the north side of the property. The crude oil is thought to be from the Central Valley Pipeline that lies beneath the adjoining property north of the site. The pipeline was abandoned in place in 1970. There was no further investigation of the crude oil in soil north of the Ranch because access to the adjoining property was not given.

In May 1994 trenches were used to investigate crude oil contaminated soil along the Central Valley Pipeline easement east of the farmhouse area. Shell Oil Company investigated the crude oil impact to soil and remediated the soil and groundwater affected by the crude oil under Regional Water Quality Control Board oversight. In 1999, senior staff for the Spills, Leaks, Investigation, and Cleanup Section of this RWQCB issued a closure letter for the pipeline release on the Schropp Ranch. No additional work for the crude oil spill was required.

GROUNDWATER INVESTIGATION

In September 1993 five groundwater monitoring wells were installed to 30 to 35 feet bgs to further investigate the extent of petroleum hydrocarbons associated with the former UST. TPHg and BTEX were non-detect in these five wells during quarterly monitoring from March 1994 to April 1996. In March 2002, a final monitoring event showed TPHg, BTEX, MtBE, tertiary butyl alcohol (TBA), di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), ethanol, methanol, ethylene dibromide (EDB), and 1,2-dichloroethane (1,2-DCA) were non-detect in all five wells and the nearby water supply at the Mountain House School. The seven fuel oxygenates, EDB, and 1,2-DCA were analyzed using Environmental Protection Agency (EPA) Method 8260B.

In 2003 two borings were drilled to 70 to 75 feet bgs adjacent to the former water supply well on the Ranch to investigate the possible vertical extent of gasoline hydrocarbons. TPHg, BTEX, MtBE, TBA, DIPE, ETBE, TAME, EDB, and 1,2-DCA were non-detect in soil samples and groundwater samples collected at 50 feet bgs, and at the bottom of each boring (70 to 75 feet bgs).

SUMMARY

A 500-gallon gasoline UST was removed from the site and impacts to soil and groundwater were remediated by excavation and limited groundwater pumping. Although an onsite water supply well was destroyed because it had been impacted by the gasoline hydrocarbons, subsequent investigations showed no impacts to shallow and deep groundwater, and no impacts to a new onsite or nearby water supply well. Analytical data show that gasoline hydrocarbons were adequately removed and no longer pose a threat to groundwater. Residual soil concentrations pose no direct exposure risk to human health when compared to Region 2 Environmental Screening Levels. Impacts to soil and groundwater on site from a crude oil pipeline were also remediated. Therefore, after all monitoring wells have been destroyed the Regional Board staff will concur a No Further Action Required letter is appropriate for this site.

**TABLE 1 - CHECKLIST OF REQUIRED DATA
FOR NO FURTHER ACTION REQUESTS AT UNDERGROUND TANK SITES**

Site Name and Location:		Former Schropp Ranch – Western Portion, 3880 Mountain House Road, Byron, Alameda County	
<input checked="" type="checkbox"/>	1. Distance to production wells for municipal, domestic, agriculture, industry and other uses within 2000 feet of the site;	Onsite water supply well 250 ft. upgradient and sealed to 200 feet bgs. A water supply well 600 feet downgradient is used for irrigation, was sampled and determined not to be impacted.	
<input checked="" type="checkbox"/>	2. Site maps, to scale, of area impacted showing locations of former and existing tank systems, excavation contours and sample locations, borings and monitoring wells elevation contours, gradients, and nearby surface waters, buildings, streets, and subsurface utilities	One 550-gal gasoline UST was removed in 1991.	
<input checked="" type="checkbox"/>	3. Figures depicting lithology (cross section), treatment system diagrams;	Logs show predominantly sand and silt to 30 ft bgs, clayey silt/silty clay 30 to 40 ft bgs, silty sand 40 to 50 ft bgs, silty clay 50 to 70 ft bgs, and sandy clay at 70 ft bgs. One log showed a gravel layer at approximately 30 to 34 ft bgs.	
<input type="checkbox"/>	4. Stockpiled soil remaining on-site or off-site disposal (quantity);	Excavated soil was aerated on site and then placed on existing dirt roads on Ranch property.	
<input checked="" type="checkbox"/>	5. Monitoring wells remaining on-site, fate;	Five monitoring wells onsite to be destroyed under permit from Alameda Co. and upon concurrence with No Further Action recommendation.	
<input checked="" type="checkbox"/>	6. Tabulated results of all groundwater elevations and depths to water;	Groundwater is 15 to 25 feet bgs. Petroleum hydrocarbons were non-detect in the five- onsite monitoring wells during 1994, 1995, 1996, and 2002.	
<input checked="" type="checkbox"/>	7. Tabulated results of all sampling and analyses: Detection limits for confirmation sampling Lead analyses	Gasoline hydrocarbons in soil to 26 ft bgs beneath the former UST. Residual soil contamination extends 170 ft east and west and approximately 360 ft north from former UST. Crude oil in soil at 22 to 25 ft bgs at north property boundary was excavated. Lead is non-detect.	
<input checked="" type="checkbox"/>	8. Concentration contours of contaminants found and those remaining in soil and groundwater, and both on-site and off-site: Lateral and Vertical extent of soil contamination Lateral and Vertical extent of groundwater contamination	Groundwater plume exist 26 ft bgs and extends north 360 ft and 80 ft south of former UST. Plume is 170 ft wide. Crude oil plume is 160 ft wide at north property boundary tapers to 20 ft wide 80 feet south of property boundary.	
<input checked="" type="checkbox"/>	9. Zone of influence calculated and assumptions used for subsurface remediation system and the zone of capture attained for the soil and groundwater remediation system;	Excavation removed both gasoline and crude oil impacted soils. Groundwater was pumped from the excavations, treated with carbon filtration, and then sprayed on nearby alfalfa field.	
<input checked="" type="checkbox"/>	10. Reports / information Well and boring logs	<input checked="" type="checkbox"/> Unauthorized Release Form <input type="checkbox"/> PAR <input checked="" type="checkbox"/> FRP	<input checked="" type="checkbox"/> QMRs see Alameda Co. Files <input type="checkbox"/>
<input checked="" type="checkbox"/>	11. Best Available Technology (BAT) used or an explanation for not using BAT;	Excavation of impacted soils resulted in no impact to water quality.	
<input checked="" type="checkbox"/>	12. Reasons why background was/is unattainable using BAT;	Monitoring wells show that groundwater is non-detect for gasoline hydrocarbons.	
<input type="checkbox"/>	13. Mass balance calculation of substance treated versus that remaining;	Mass remaining calculations were not provided. An estimated 25 to 100 CYs of impacted soil remain under the farmhouse because it could not be excavated.	
<input checked="" type="checkbox"/>	14. Assumptions, parameters, calculations and model used in risk assessments, and fate and transport modeling;	Remaining gasoline hydrocarbons in soil do not exceed the Environmental Screening Levels for residential land use.	
<input checked="" type="checkbox"/>	15. Rationale why conditions remaining at site will not adversely impact water quality, health, or other beneficial uses; and	Gasoline hydrocarbons in soil are not a risk to human health when compared to Region 2 ESLs and concentrations were not detected in groundwater after soil remediation.	
<input type="checkbox"/>	16. WET or TCLP results	Lead was not detected. WET or TCLP analysis not done.	
By: DES	Comments: A 500-gallon gasoline UST was removed from the site and impacts to soil and groundwater were remediated by excavation and limited groundwater pumping. Although an onsite water supply well was destroyed because it had been impacted by the gasoline hydrocarbons, subsequent investigations showed no impacts to shallow and deep groundwater, and no impacts to a new onsite or nearby water supply wells. Analytical data show that gasoline hydrocarbons were adequately removed and no longer pose a threat to human health or groundwater. Residual soil concentrations pose no direct exposure risk to human health when compared to Region 2 Environmental Screening Levels. Impacts to soil and groundwater on site from a crude oil pipeline were also remediated.		
Date: 2/7/2006			

Wickham, Jerry, Env. Health

From: Cori Condon [ccondon@waterboards.ca.gov]
Sent: Tuesday, December 06, 2005 11:23 AM
To: Wickham, Jerry, Env. Health
Subject: RE: Alameda County LOP case

Hi Jerry,

I received the hard copy Closure Request package on 5 December 2005. We will try to review this site for concurrence with your recommendation within the next 30 days. I will assign that review to one of our staff in this office and they may contact you, if there are any questions.

Thank you for all your hard work on this project,

Cori Condon
Senior Engineering Geologist
Site Cleanup and UST Programs
Central Valley Regional Water Quality Control Board, Sacramento 11020 Sun Center Drive, #
200 Rancho Cordova, CA 95670-6114

ccondon@waterboards.ca.gov
(916) 464-4619
FAX (916) 464-4797

>>> "Wickham, Jerry, Env. Health" <jerry.wickham@acgov.org> 11/29/2005
>>> 6:29 PM >>>
Cori,

Attached is a pdf of the closure summary and attachments. I will send a hard copy also. Please let me know if there is anything else you would like to see.

Regards,
Jerry

-----Original Message-----
From: Cori Condon [mailto:ccondon@waterboards.ca.gov]
Sent: Tuesday, November 29, 2005 11:11 AM
To: Wickham, Jerry, Env. Health
Subject: Re: Alameda County LOP case

Hi Jerry,

Yes, please send the package to my attention and I will try to review it as soon as possible.

Thanks,

Cori Condon
Senior Engineering Geologist
Site Cleanup and UST Programs
Central Valley Regional Water Quality Control Board, Sacramento 11020 Sun Center Drive, #
200 Rancho Cordova, CA 95670-6114

ccondon@waterboards.ca.gov
(916) 464-4619
FAX (916) 464-4797

>>> "Wickham, Jerry, Env. Health" <jerry.wickham@acgov.org> 11/29/2005

>>> 9:54 AM >>>
Hello Cori,

I have one case in Alameda County that is within Region 5. The case involves a leak from a 550-gallon UST for farm use and is handled in our office as a SLIC case. This case is now ready for closure. Is there someone in your office who could review the case closure for concurrence?

Regards,

Jerry Wickham
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

R02473



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

August 1, 2005

Alameda County
AUG 03 2005
Environmental Health

Mr. Robert Schultz
Alameda County Health Care Services
Department of Environmental Health
hazardous Materials Division
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Dear Mr. Schultz:

Re: Schropp Ranch No. 1 Site
3880 Mountain House Road, Byron, Alameda County, California
ACEHD Site No. RO #2473

Enclosed is a copy of my June 6, 2005 letter requesting information about the Schropp Ranch site closure plan. This plan was submitted to Alameda County in December of 2004.

If there are any questions regarding the plan, the Schropp family is ready to respond. I look forward to hearing from you soon.

Sincerely,

Richard G. Jones
President

RGJ:dlh

cc: Mr. Stephen G. Muir, WZI, Inc. (via facsimile)
Mr. Manfred W. Schropp (via facsimile)



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

JONES	
McISAAC	
CORK	
GRDY	

(916) 372-5595 FAX: (916) 372-5615

June 6, 2005

8-1
8 wks

Mr. Robert Schultz
Alameda County Health Care Services
Department of Environmental Health
hazardous Materials Division
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Dear Mr. Schultz:

Re: Schropp Ranch No. 1 Site
3880 Mountain House Road, Byron, Alameda County, California
ACEHD Site No. RO #2473

Mr. Steve Muir on behalf of the Schropp Ranch submitted a site closure plan in December 2004 to your office.

The Schropp-Alameda L.P. has paid and continues to pay the County oversight fees, but to date there has been no response to the plan.

Schropp-Alameda L.P. is ready to respond quickly to any issues with the plan in order to assist you in bringing this site to closure.

I appreciate your response.

Best regards.

Sincerely,

Richard G. Jones
President

RGJ:dlh

cc: Mr. Stephen G. Muir, WZI, Inc. (via facsimile)
Mr. Manfred W. Schropp (via facsimile)

202473



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

June 6, 2005

RECEIVED
JUN 07 2005
ALAMEDA COUNTY HEALTH CARE SERVICES

Mr. Robert Schultz
Alameda County Health Care Services
Department of Environmental Health
hazardous Materials Division
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Dear Mr. Schultz:

Re: Schropp Ranch No. 1 Site
3880 Mountain House Road, Byron, Alameda County, California
ACEHD Site No. RO #2473

Mr. Steve Muir on behalf of the Schropp Ranch submitted a site closure plan in December 2004 to your office.

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I appreciate your response.

Best regards.

Sincerely,

Richard G. Jones
President

RGJ:dlh

cc: Mr. Stephen G. Muir, WZI, Inc. (via facsimile)
Mr. Manfred W. Schropp (via facsimile)

ALAMEDA COUNTY
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DAVID J. KEARS, Agency Director



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(510) 567-6700
FAX (510) 337-9335

RO0002473

September 24, 2003

Mr. Richard Jones
Agriculture Industries, Inc.
P.O. Box 1076
West Sacramento, CA 95691

RE: Project Add-on for Schropp Ranch, 3880 Mountain House Road, Byron, CA 94514

Dear Mr. Jones:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To date, approximately \$1600.00 has been charged to your account (total deposit of \$750 has been received). To replenish the account, please submit an additional deposit of \$3000.00, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$158 per hour.

Please be sure to write the following identifying information on your check or cover letter:

project # RO0002473
type of project (site mitigation, add-on), and
site address (3880 Mountain House Road, Byron)

If you have any questions, I can be reached at (510) 567-6762 or by email at echu@co.alameda.ca.us.

eva chu
Sr. Environmental Health Specialist

c: Donna Drogos

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



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RO0002473

September 24, 2003

Mr. Richard Jones
Agriculture Industries, Inc.
P.O. Box 1076
West Sacramento, CA 95691

RE: Work Plan Approval for Deep Aquifer Investigation at 3880 Mountain House Rd, Byron, CA

Dear Mr. Jones:

I have completed review of Stephen Muir's August 25, 2003 *Deep Aquifer Site Assessment Workplan for Petroleum Hydrocarbon Contaminated Groundwater* prepared for the above referenced site. The proposal to advance two soil borings to an approximate depth of 75 feet bgs to test the second water-bearing zone is acceptable. A Sensitive Receptor Survey within a 2,000-foot radius of the site will also be conducted.

Field work should commence within 60 days of the date of this letter, or by **November 24, 2003**. Please provide at least 72 hours advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762 or by email at echu@co.alameda.ca.us.

eva chu
Sr. Environmental Health Specialist

c: Donna Drogos

email: James Barton, CV-RWQCB
Stephen Muir

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RO0002473

July 11, 2003

Mr. Richard Jones
Agriculture Industries, Inc.
P.O. Box 1076
West Sacramento, CA 95691

RE: Deep Aquifer Investigation at 3880 Mountain House Rd, Byron, CA

Dear Mr. Jones:

I have completed review of Stephen Muir's April 2003 *Final Problem Assessment Report (PAR) and Closure Request Document* prepared for the above referenced site. This report summarized activities conducted at the site to remediate hydrocarbon-impacted soil due to a former leaking underground storage tank (UST). Below are my technical comments:

- Table 2 of the PAR lists groundwater analytical data for sample 001 (Feb 4, 1992) containing 0.20ug/L TPHg and Non Detect for BTEX constituents. And in Nov 11, 1992, Well Sample #1 contained 79ug/L TPHg, 7.05ug/L benzene, etc. Please clarify if these are water samples collected from the former water supply well (2S/3E-6F1) located in the vicinity of the former UST or from another well. And please clarify if SRW and Schropp Well designations are for well 2S/3E-6F1.
- If the former water supply well was impacted by the gasoline release at the site, the extent of contamination in the deep aquifer must be delineated. If this is the case, a workplan for the required investigation is due within 45 days of the date of this letter, or by **August 25, 2003**.

Be advised that I am no longer working in the LOP/SLIC program. I may or may not be able to continue to provide regulatory oversight for this site to case closure. If the case is assigned to a new caseworker, you will be notified. Otherwise, you may continue to send correspondence to my attention. If you have any questions, I can be reached at (510) 567-6762 or by email at echu@co.alameda.ca.us.

eva chu
Sr. Environmental Health Specialist

c: Donna Drogos
CV-RWQCB, 3443 Routier Rd, Suite A, Sacramento, CA 95827-3098
email: Stephen Muir

Envision
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File Edit Applications Reports Tools Setup Window Help

Case Contacts [AC0001890 - RO0002473 - SCHROPP RANCH]
_ □ ×

Record ID Related ID ... Contact ID ...

<p>Site Information SCHROPP RANCH 3880 MOUNTAIN HOUSE RD BYRON CA 94514</p>	<p>Agency Information LEAD AGENCY ALAMEDA COUNTY ENVIRONMENTAL HEALTH</p>
<p>Contact Information RICHARD JONES AGRICULTURE INDUSTRIES INC P.P. BOX 1076 W SACRAMENTO, CA 95691</p>	

<i>Responsible Party Type</i>	<input type="text" value="CR"/>	Corporation
<i>Primary</i>	<input type="text" value="PRI"/>	RP has been named a Primary RP.
<i>Owner Type</i>	<input type="text" value="UNK"/>	Unknown
<i>Organization</i>	<input type="text" value="AGRICULTURE INDUSTRIES INC"/>	
<i>Contact Type</i>	<input type="text" value="CON"/>	RP Contact
<i>Start Date</i>	<input type="text" value="//"/>	...
<i>End Date</i>	<input type="text" value="//"/>	...

Start
Inbox
Envis...
ENVISI...
Giant P...
2:08 PM

Chu, Eva, Env. Health

From: Chu, Eva, Env. Health
Sent: Monday, June 02, 2003 3:41 PM
To: 'sgmuir@earthlink.net'
Subject: Schropp Ranch

Hi Stephen,

Please clarify:

Feb 4, 1992, water well where TPHg and BTEX were ND
Non 11, 1992, well sample #1 where benzene = 7,050 ppb, toluene = 2,830ppb, etc.

Does Don Holck operate the Schropp ranch? Or does he just rent the house at the ranch?

FYI, the former tank may not qualify for the LOP program. And the FUND probably won't fund cleanup since the tank(s) were never permitted. The last tank was removed in/or about 1992, after the tank laws came into play.

eva chu
Alameda County Environmental Health
Hazardous Materials Specialist
1131 Harbor Bay Parkway
(510) 567-6762
(510) 337-9335 (fax)



WZI INC

Stephen G. Muir, C.E.G., R.G.P.
Manager, Geotechnical Services

Northern California Office
21030 North Davis Road
Lodi, California 95242
209/339-8791

Southern California Office
805/326-1112
805/326-0191 FAX

Dolores Kuhn

Mountain House School

MOUNTAIN HOUSE DISTRICT

~~3950 Mountain House Road~~ 3950 Mountain House Road
BYRON, CALIFORNIA 94514

209/835-2283

030



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

February 11, 2002

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

FEB 14 2002

Dear Ms. Chu:

Re: Project #1871A, Add-on
Schropp Ranch
3880 Mountain House Road, Byron, CA 94514

On November 14, 2001 (at the request of Steve Muir of WZI, Inc.) I forwarded to you a copy of the complete WZI file on this project. After reviewing the file, do you have any information about a site closure recommendation?

Do you have any questions I might answer? Thank you.

Sincerely,

Richard G. Jones
President

agindust@pacbell.net

RGJ:dlh

cc: Mr. Stephen G. Muir, WZI, Inc. (via facsimile)
Mr. Manfred W. Schropp (via facsimile)

RWACB Reg-5 require that RP/consultant send in request for closure using Appendix B as format. This was relayed to S. Muir.



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

November 14, 2001

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

Dear Ms. Chu:

Re: Project #1871A, Add-on
Schropp Ranch
3880 Mountain House Road, Byron, CA 94514

The enclosed material is being sent to you at the request of Stephen G. Muir of WZI, Inc. This is the complete WZI file on this project. It is our understanding and hope that you will be able to determine site closure recommendation after reviewing this file.

Please let me know if we can supply you with further information, or if there are any questions. Thank you.

Sincerely,

Richard G. Jones
President

RGJ:dlh

Enclosures

cc: Mr. Stephen G. Muir, WZI, Inc. (w/o encl)
Mr. Manfred W. Schropp (w/o encl)



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

Via Facsimile

March 6, 2001

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

Dear Eva:

Re: Project #1871A, Add-on
Schropp Ranch
3880 Mountain House Road, Byron, CA 94514

Pursuant to our telephone conversation this afternoon, enclosed is a front-and-back copy of Schropp Alameda - LP check number 1136 covering the \$750.00 additional deposit. For your information, whereas the check was dated and mailed January 22, 2001, it didn't clear until February 21.

Please let me know if you need further information, or if you need me to mail the hard copy of this letter and enclosure. Thank you.

Sincerely,

Diane L. Hemminghaus
Executive Secretary

dlh

Enclosure

This fax is 2 total pages.

cc: Mr. Manfred W. Schropp

9444.16
1871A
9099

1136
1136

SCHROPP ALAMEDA - LP
P.O. BOX 1076,
WEST SACRAMENTO, CA 95891

FIRST NORTHERN BANK OF DIXON
WEST SACRAMENTO, CALIFORNIA 95691-8990
90-515-1211

PAY TO THE ORDER OF: Seven hundred fifty dollars and 00 cents --

DATE: 1/22/01

AMOUNT: \$750.00

Alameda County, Environmental Health Ser
Environment Protection
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
Project#1871A, Add-On

David P. Henningshan
Paul M. C.

⑈001136⑈ ⑆121105156⑆05 23923 0⑈ ⑆0000075000⑆

DDA Debits - 02/21/01

⑈1220004964⑈

FIRST NORTHERN BANK OF DIXON
WEST SACRAMENTO, CALIFORNIA 95691-8990

022181

10005008569 022181

⑆02150 0743⑆ 021601 827-3 43115
⑆00080 59 00 021801 1 1

PAY TO THE ORDER OF
TREASURER OF THE ALAMEDA COUNTY
FOR DEPOSIT ONLY
HEALTH CARE SERVICES AGENCY
ENVIRONMENTAL HEALTH

DDA Debits - 02/21/01

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro-2473

StID 4293

January 16, 2001

Mr. Richard Jones
Agriculture Industries Inc.
P.O. Box 1076
West Sacramento, CA 95691

**RE: Project #1871A, Add-on
at Schropp Ranch, 3880 Mountain House Road, Byron, CA 94514**

Dear Mr. Jones:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$750.00, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$105 per hour.

Please be sure to write the following identifying information on your check:

project #1871/ Stid #4293
type of project (site mitigation, add-on), and
site address (3880 Mountain House Road, Byron)

Mr. Steven Muir at WZI will be providing reports to complete our file. I will then review the case to determine if site closure can be recommended. If you have any questions, please contact me at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

c: Steven Muir, WZI, 470 East Herndon Ave., Suite 203, Fresno, CA 93720

shroppranch-1

CC:4580



ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
Environmental Health Services Administration
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

*Return to sender:
Not @ this address*

Steven Muir
WZI
470 East Herndon Ave., Suite 203
Fresno, CA 93720

PT # 2053 INITIALS *R*
... NUMBER
... RECORDING OFFICE
... EFFICIENT ADDRESSING
 ATTEMPTED NOT KNOWN

NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD
RETURN TO WRITER

FRESNO CA 93718
PM
28 FEB
2001

93720-2929-20 94502/6577



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

StID 4293

January 16, 2001

Mr. Richard Jones
Agriculture Industries Inc.
P.O. Box 1076
West Sacramento, CA 95691

(916) 372-5595

Dane (accountant)

**RE: Project #1871A, Add-on
at Schropp Ranch, 3880 Mountain House Road, Byron, CA 94514**

Dear Mr. Jones:

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project #1871/ Stid #4293
type of project (site mitigation, add-on), and
site address (3880 Mountain House Road, Byron)

Mr. Steven Muir at WZI will be providing reports to complete our file. I will then review the case to determine if site closure can be recommended. If you have any questions, please contact me at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Steven Muir, WZI, 470 East Herndon Ave., Suite 203, Fresno, CA 93720

shroppranch-1

***** Alameda County Department of Environmental Health *****
 Deposit/Refund Account History

** PROJECT INFORMATION **

Project#: --1871A Date Open: 08/06/1992 Date Closed:

Payor Information:

Site Information:

SCHROPP FARM
 P.O. BOX 1076
 WEST SACRAMENTO CA 95691

SCHROPP RANCH
 3880 MT.HOUSE ROAD
 BYRON CA

** DEPOSIT HISTORY **

Deposit Date	Receipt#	Amount Received
04/06/1992	604871	\$ 459.00
08/04/1992	604969	\$ 1,000.00
12/21/1992	668881	\$ 750.00
03/03/1998	805376	\$ 3,000.00
2/21/2001		750
		\$ 5,209.00

** WORKLOG HISTORY **

Work Date	Insp	Activity Description / Time Spent (hrs)	Amount Charged
04/06/1992	adm	Administrative Charge	1. ✓ 71.0
08/06/1992		meeting/consultation	1. ✓ 71.0
08/06/1992		review file	1.5 ✓ 106.5
08/13/1992		File Review	1. ✓ 71.0
08/18/1992		call w/consultant	0.25 ✓ 17.7
08/18/1992		workplan review	2. ✓ 142.0
08/19/1992		letter	2. ✓ 142.0
08/19/1992		call w/consultant	0.25 ✓ 17.7
08/24/1992		call w/RWQCB	0.25 ✓ 17.7
08/24/1992		letter	0.75 ✓ 53.2
09/17/1992	BO	Review Plans/Reports	0.25 ✓ 17.7
09/17/1992	BO	Review Plans/Reports	1. ✓ 71.0
09/22/1992		report/letter	2.5 ✓ 177.5
09/29/1992		call	0.25 ✓ 17.7
12/02/1992		file review	0.75 ✓ 53.2
12/03/1992		on site visit	3.5 ✓ 248.5
12/10/1992		call/file reivew	0.5 ✓ 35.5
12/30/1992		call/file review	1. ✓ 71.0
04/16/1993		call re:file	1. ✓ 75.0
04/28/1993		On-site visit	3. ✓ 225.0
05/04/1993	BO	Meetings, Consultations	0.5 ✓ 37.5

05/11/1993	BO	Review Plans/Reports	0.5 ✓	37.5
07/22/1993	BO	Review Plans/Reports	0.75 ✓	56.2
07/22/1993	BO	Meetings, Consultations	0.5 ✓	37.5
07/29/1993		site visit	3. ✓	225.0
08/02/1993		File Review	1. ✓	75.0
09/16/1993		letter/report reiew	2. ✓	150.0
10/04/1993		On-site visit	1.5 ✓	112.5
10/29/1993		call w/R V	0.5 ✓	37.5
08/01/1994	BO	Review Plans/Reports	1. ✓	90.0
08/03/1994	BO	Meetings, Consultations	0.25 ✓	22.5
08/03/1994	BO	Review Plans/Reports	0.25 ✓	22.5
10/25/1994	BO	Investigation On-Site	1.5 ✓	135.0
02/07/1995	BO	Review Plans/Reports	0.75 ✓	67.5
02/08/1995	BO	Review Plans/Reports	1. ✓	90.0
02/08/1995	BO	Investigation On-Site	2.5 ✓	225.0
02/08/1995	BO	Meetings, Consultations	0.5 ✓	45.0
02/09/1995	BO	Write Letters	0.5 ✓	45.0
02/09/1995	BO	Review Plans/Reports	2.5 ✓	225.0
02/27/1995	BO	Review Plans/Reports	1 ✓	90.0
04/18/1995	BO	Review Plans/Reports	1. ✓	90.0
05/03/1995	BO	Investigation On-Site	1.5 ✓	135.0
05/03/1995	BO	Meetings, Consultations	0.25 ✓	22.5
05/03/1995	BO	Review Plans/Reports	0.5 ✓	45.0
05/09/1995	BO	Meetings, Consultations	0.5 ✓	45.0
06/07/1995	BO	Investigation in Office	0.75 ✓	67.5
06/09/1995	BO	Meetings, Consultations	0.5 ✓	45.0
10/12/1995	BO	Investigation On-Site	1. ✓	90.0
10/23/1996	BO	Review Plans/Reports	1. ✓	94.0
02/07/1997	BO	Review Plans/Reports	1. ✓	94.0
02/13/1997	BO	Investigation in Office	2. ✓	188.0
11/14/1997	BO	Investigation in Office	1. ✓	94.0
11/14/1997	BO	Investigation On-Site	2.5 ✓	235.0
11/24/1997	BO	Investigation in Office	0.5 ✓	47.0

9/29/00 left message for Stephen Muir to call

** WORKLOG HISTORY **

Work Date	Insp	Activity Description / Time Spent (hrs)	Amount Charged
02/20/1998	BO	Investigation in Office	0.5 ✓ 47.0
03/18/1998	BO	Investigation in Office	0.5 ✓ 47.0
03/19/1998	BO	Meetings, Consultations	1 ✓ 94.0
07/14/1999	ec	Investigation in Office	0.6 ✓ 60.0
07/14/1999	ec	Investigation in Office	0.6 <i>Dup</i> 60.0

			\$ 5,128.50

Balance:\$

80.50

Amount Refunded:

\$

Listing of HAZMAT - FULL SITE HISTORY since 1987 for StID # 4293
as of 09/12/2000 all Activity Codes

SITE NAME & ADDRESS:

Schrapp Ranch -- 3880 Mountain House Rd , Byron CA 94514

InspDat	Insp Act	InspT	StID	Proj#	COMMENTS	DailBDat
-----	----	---	----	-----	-----	-----
Archived Dailies:						
InspDat	Insp Act	InspT	StID	DRPro	Comment	DailBDat
-----	----	---	----	-----	-----	-----
04/13/1992	BO	75	1.	4293	1871A Agriculture Industries 3880 Mt. House Road Livermore	-0-
04/17/1992	BO	45	1.5	4293	1871A 3880 Mountain House Rd. Livermore	-0-
04/22/1992	BO	70	3.	4293	1871A for above site	-0-
04/22/1992	BO	77	0.5	4293	1871A Agriculture Industries, 3880 Mountain HouseRoad, Byron site investigation	-0-
08/06/1992	BO	75	1.5	4293	1871A review file for above site	-0-
08/06/1992	BO	75	2.5	4293	1871A -0-	*****
08/06/1992	BO	77	1.	4293	1871A met with consultant re Schropp Ranch, at Mountain House Rd, Byron	-0-
08/13/1992	BO	75	1.	4293	1871A -0-	*****
08/13/1992	BO	75	1.5	4293	1871A review Schropp Ranch, Mountain House Rd, Byron	-0-
08/18/1992	BO	75	0.25	4293	1871A -0-	*****
08/18/1992	BO	75	2.	4293	1871A -0-	*****
08/18/1992	BO	77	0.25	4293	1871A on phone to consultant re Schropp Ranch, onMountain House Rd. Byron	-0-
08/19/1992	BO	74	2.	4293	1871A -0-	*****
08/19/1992	BO	77	0.25	4293	1871A on phone to consultant	*****
08/24/1992	BO	74	0.75	4293	1871A letter to CVRWQCB re URF	*****
08/24/1992	BO	77	0.25	4293	1871A on phone/ conbsultant	*****
09/17/1992	BO	75	0.25	4293	1871A on phone/consultant	*****
09/17/1992	BO	75	1.	4293	1871A report review	*****
09/22/1992	BO	74	1.	4293	1871A -0-	*****
09/22/1992	BO	75	1.5	4293	1871A -0-	*****
09/29/1992	BO	75	0.25	4293	1871A file review	*****
12/02/1992	BO	75	0.75	4293	1871A file review	*****
12/03/1992	BO	73	3.5	4293	1871A on site see file notes	*****
12/10/1992	BO	77	0.5	4293	1871A on phone to consultant	*****
12/30/1992	BO	75	0.5	4293	1871A -0-	*****
12/30/1992	BO	77	0.5	4293	1871A -0-	*****
04/16/1993	BO	75	0.5	4293	1871A review of file	*****
04/16/1993	BO	77	0.5	4293	1871A on phone to consultant	*****
04/28/1993	BO	73	3.	4293	1871A site visit visit to school next door in theByron area	*****
05/04/1993	BO	77	0.5	4293	1871A phone operations at request Ron Torrez re the status of the site	*****
05/11/1993	BO	75	0.5	4293	1871A review of document	*****
05/25/1993	BO	83	2.	4293	-0- site search billable	-0-
07/22/1993	BO	75	0.75	4293	1871A -0-	*****
07/22/1993	BO	77	0.5	4293	1871A -0-	*****
07/29/1993	BO	73	3.	4293	1871A on site met with owner/consultant/lawyers	*****
08/02/1993	BO	71	1.	4293	1871A wrote letter to file re site meeting	*****
09/16/1993	BO	74	1.	4293	1871A -0-	*****

09/16/1993	BO	75	1.0/4293	1871A	review of workplan	*****
10/04/1993	BO	73	1.5/4293	1871A	on site see file	*****
10/28/1993	BO	77	0.5/4293	1871A	-0-	*****
08/01/1994	BO	75	1.0/4293	1871A	review of file on phone to State DOHS re the site. Call into consultant	*****
08/03/1994	BO	75	0.25/4293	1871A	on phone to consultant	*****
08/03/1994	BO	77	0.25/4293	1871A	review of file	*****
10/25/1994	BO	73	1.5/4293	1871A	site visit routine	*****

Current Dailies:

InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBDat
02/07/1995	BO	75	0.75/4293	1871A		recieved reports from consultant made calls re site	*****
02/08/1995	BO	73	2.5/4293	1871A		site visit following phone conversation with consultant re site	*****
02/08/1995	BO	75	1.0/4293	1871A		partial review of reports	*****
02/08/1995	BO	77	0.5/4293	1871A		on phone with attorney of rp, and with the consultant of site	*****
02/09/1995	BO	74	0.5/4293	1871A		wrote memo to file re site	*****
02/09/1995	BO	75	2.5/4293	1871A		review of reports	*****
02/27/1995	BO	75	1.0/4293	1871A		further review of report as submitted	*****
04/18/1995	BO	75	1.0/4293	1871A		REVIEW OF FILE	*****
05/03/1995	BO	73	1.5/4293	1871A		site visit	*****
05/03/1995	BO	75	0.5/4293	1871A		file review;	*****
05/03/1995	BO	77	0.25/4293	1871A		on phone	*****
05/09/1995	BO	77	0.5/4293	1871A		on phone with consulatant	*****
06/07/1995	BO	71	0.75/4293	1871A		in-office work	*****
06/09/1995	BO	77	0.5/4293	1871A		conference re site with consultant	*****
10/12/1995	BO	73	1.0/4293	1871A		site visit	*****
InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBDat
10/23/1996	BO	75	1.0/4293	1871A		file review prior to phone meeting SVRWQCB	*****
02/07/1997	BO	75	1.0/4293	1871A		review of documents	*****
02/13/1997	BO	71	2.0/4293	1871A		on suite review	*****
11/14/1997	BO	71	1.0/4293	1871A		file review at request of regional board,	*****
11/14/1997	BO	73	2.5/4293	1871A		site visit for status at request of RWQCB (Central valley Board)	*****
11/24/1997	BO	71	0.5/4293	1871A		file work on phone to consultant	*****
02/20/1998	BO	71	OK 0.5/4293	1871A		file review letter sent request for funds	*****
03/18/1998	BO	71	OK 0.5/4293	1871A		on phone/telecommunications with RP and consultant	*****
03/19/1998	BO	77	OK 1.0/4293	1871A		case work review for possible closure	*****
07/14/1999	EC	71	OK 0.6/4293	1871A		trace hist. convs w/ s muir. aks for 500 to \$1K	*****

Complete

Not in dep/ret charges as printed by V. Sang on 9/12/00



California Regional Water Quality Control Board



Central Valley Region

Steven T. Butler, Chair

Winston H. Hickox
Secretary for
Environmental
Protection

Sacramento Main Office
Internet Address: <http://www.swrcb.ca.gov/~rwqcb5>
3443 Routier Road, Suite A, Sacramento, California 95827-3003
Phone (916) 255-3000 • FAX (916) 255-3015

92 AUG 19 AM 11:57
CALIFORNIA ENVIRONMENTAL PROTECTION
Gray Davis
Governor

Mr. Irv Jenkins
Shell Oil Company
P. O. Box 2463
Houston, Texas 77252-2463

17 August 1999

STOP 4293
ec

NO FURTHER ACTION, SCHROPP FARMS, EAST PROPERTY, 3880 MOUNTAIN HOUSE ROAD, BYRON, ALAMEDA COUNTY

We have reviewed the 3 August 1999 *Case Closure Request Report, Schropp Farms-East Property*, prepared by Brown and Caldwell (BC) for Shell Oil Company. Staff's review of the closure report is in the attached memorandum.

The remediation of contaminated soils by Professional Integrated Consulting & Environmental Services Associates removed contaminated soil on the east side of Mountain House Road. The additional soil and groundwater investigations performed by BC showed that the concentrations of constituents in groundwater are below the respective water quality objectives for these chemicals. The remaining soil contamination is defined and does not pose a threat to water quality. Based on our review of the available data, no further action is required.

Nothing in this determination shall constitute or be construed as a satisfaction or release from liability for any conditions or claims arising as a result of past, current or future operations at this location. Nothing in this determination is intended or shall be construed to limit or preclude the Regional Board or any other agency from taking any further enforcement actions. This letter does not relieve the Shell Oil Company of any responsibilities mandated under the California Health and Safety Code and the California Water Code if existing, additional, or previously-unidentified contamination at the site causes or threatens to cause pollution or nuisance or is found to pose a threat to public health or water quality.

If you have any questions, please call me at (916) 255-3075.

Wendy L. Cohen
WENDY L. COHEN
Senior Engineer

Enclosure

- cc: Mr. Brian Oliva, Alameda County, Department of Environmental Health, Alameda
- Mr. Thomas Fojut, Brown and Caldwell, Walnut Creek
- Mr. Richard Jones, Agriculture Industries, Inc., West Sacramento
- Mr. Greg Garrison, Garrison Law Corporation, Half Moon Bay



California Regional Water Quality Control Board

Central Valley Region

Steven T. Butler, Chair



Gray Davis
Governor

Winston H. Hickox
Secretary for
Environmental
Protection

Sacramento Main Office

Internet Address: <http://www.swrcb.ca.gov/~rwqcb5>
3443 Routier Road, Suite A, Sacramento, California 95827-3003
Phone (916) 255-3000 • FAX (916) 255-3015

TO: Wendy L. Cohen ^{WLC}
Senior Engineer

FROM: Kristen Rocha
Site Cleanup Unit

DATE: 17 August 1999

SIGNATURE:

SUBJECT: **JUSTIFICATION FOR NO FURTHER ACTION, SCHROPP FARMS, 3880 MOUNTAIN HOUSE ROAD, BYRON, ALAMEDA COUNTY**

History

Shell Oil Company submitted the 3 August 1999 *Case Closure Request Report, Schropp Farms-East Property*, prepared by Brown and Caldwell (BC). The site is an agricultural field east of Mountain House Road, owned by Schropp Farms and managed by Agriculture Industries, (see figure 1, site location map). Shell Oil Company's Central Valley Pipeline (CVP) consisted of parallel pipelines beneath the property that transmitted crude oil to the Martinez refinery. Both lines were decommissioned in 1968 according to Weiss Associates.

Investigation

In May 1994, WZI, Inc. dug an exploratory trench east of the former pipeline. A soil sample from a five-foot depth contained 8,000 parts per million (ppm) total petroleum hydrocarbons as diesel (TPH-d). Further investigation defined a plume of hydrocarbon impacted soils extending 80 feet in the southeasterly direction from the pipeline intersection with Mountain House Road. Shell hired Professional Integrated Consulting & Environmental Services Associates (PICES) to mitigate the contaminated soil derived from the crude oil exposure and to install three monitoring wells (MWs). A soil excavation was conducted in November 1995. Evidence of residual soil contamination at the deepest point in the excavation was exhibited along the western side, beneath Mountain House Road. Grab soil sample results, taken at the western wall of the excavation, detected TPH as gasoline (TPH-g), TPH-d, and total recoverable petroleum hydrocarbons (TRPH).

Weiss Associates conducted a geoprobe investigation in July 1997, advancing five borings B1 through B5 along the east side of Mountain House Road (see figure 2, well and boring locations). Although the sample at 11.5 feet below ground surface (bgs) had no detectable concentrations, the 7.5 feet bgs showed TPH-c of 49,000 ug/l in B-2 and 14,000 ug/l in B-3, along with some low levels of TPH-d. The groundwater samples all showed total petroleum hydrocarbons as crude oil (TPH-c) levels ranging from 410 ug/l to 1,600 ug/l without any TPH-d or other constituents detected. The lack of clear evidence that the contaminant source had been fully remediated indicated the need for further delineation of the soil contamination. In a 5 November 1998 letter, Board staff requested an additional investigation to detect any downgradient soil or groundwater contamination to the west of Mountain House Road.

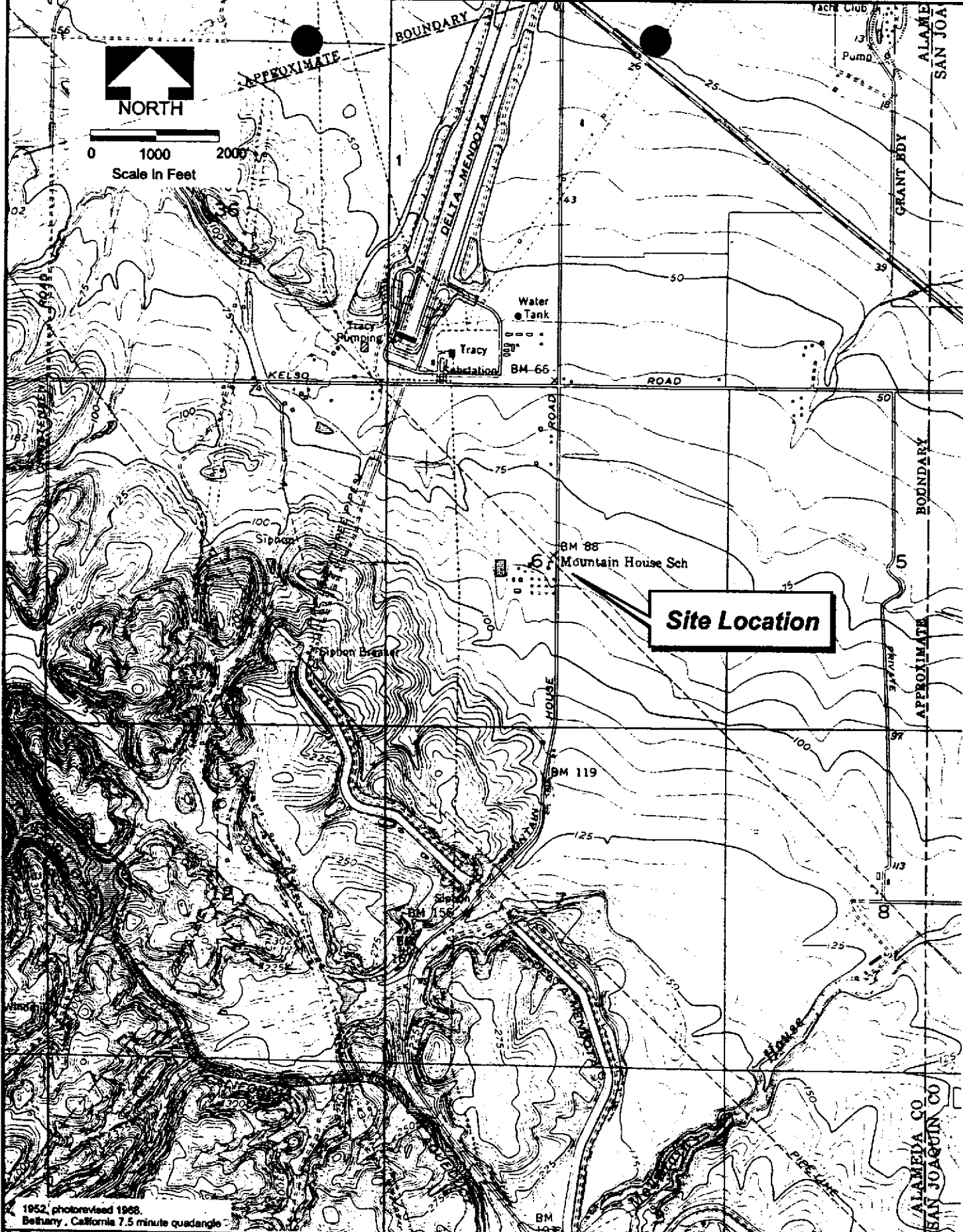
BC conducted the latest investigation and submitted the 9 April 1999 *Sampling Results and Case Closure Request*. The investigation included six soil samples and five groundwater grab samples taken from the west side of Mountain House Road (see figure 2, well and boring locations). No TPH-c, TPH-d, benzene, toluene or PAHs were detected in the soil or water samples. The water sample from boring B-7 contained 0.625 ug/l ethylbenzene and 4.7 ug/l xylenes, and the sample from boring B-6 contained 2.59 ug/l xylenes. These concentrations are below the respective water quality objectives for these chemicals. The soil samples and one groundwater sample detected unidentifiable hydrocarbons (UHC). The UHCs are found in all the soil samples with no particular source direction. Therefore, the extent of any residual soil contamination is defined and limited to an inaccessible area beneath the Mountain House Road, and does not pose a threat to water quality.

The monitoring wells will be properly abandoned by BC according to the work plan outlined in Chapter four of the Closure report upon approval by the Board of no further action.

Rationale for No Further Action

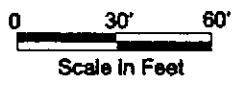
The request for the No Further Action (NFA) letter is based on the soil remediation and the results of the soil and groundwater investigations on the eastern and western side of Mountain House Road. The April 1999 report indicates that contaminants have not traveled onto the western side of Mountain House Road and the extent of residual soil contamination has been defined. Any residual crude oil contamination underneath Mountain House Road appears to be immobile, biodegradable and not a threat to the groundwater quality of the basin.

Attachments: Figure 1, Brown and Caldwell's site location map
Figure 2, Brown and Caldwell's well and boring locations

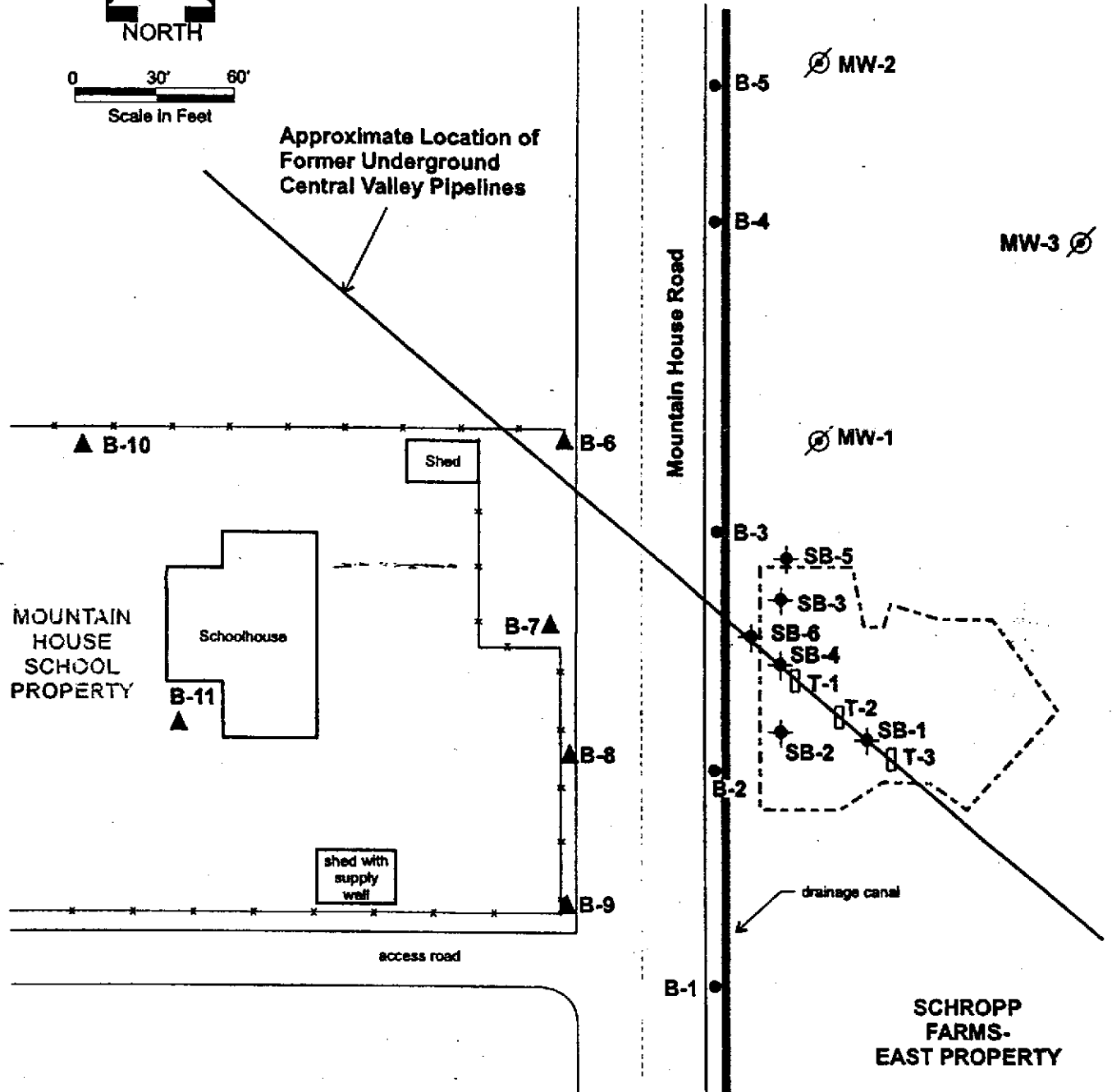


Site Location

DATE 7-2-99	PROJECT L_7323_002	SITE 3880 Mountain House Road, Bryon, California	Figure 1
BROWN AND CALDWELL		TITLE Site Location Map	



Approximate Location of Former Underground Central Valley Pipelines



LEGEND

- Ground Water Monitoring Well, Installed March 1996, Proposed for Abandonment
- Soil Boring, Advanced February 1999
- Soil Boring, Advanced July 1997
- Soil Boring, Advanced November 1994
- Limit of Former Soil Excavation, November 1995
- Exploratory Trench, Excavated October 1994

Approximate Shallow Ground Water Flow Direction

base map from PICES Associates

DATE 7.15-99	PROJECT 1_7323_002	SITE Schropp Farms-East Property - 3880 Mountain House Road Byron, California	Figure 2
BROWN AND CALDWELL		TITLE Well and Boring Locations	



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

WZI INC.

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Company: _____

From: Jerry

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please advise if you want me
to send to you

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California Regional Water Quality Control Board

Central Valley Region

0137.0010



Peter M. Rooney
Secretary for
Environmental
Protection

Sacramento Main Office
Internet Address: <http://www.swrcb.ca.gov/~rwqcb5>
3443 Rautier Road, Suite A, Sacramento, California 95827-3003
Phone (916) 255-3000 • FAX (916) 255-3015

FEB 09 1999

Ed J. Schnabel
Chair

2 February 1999

FEB 5 1999

cc: Stephen G. Muir
Manfred W. Schropp
2/5/99 D

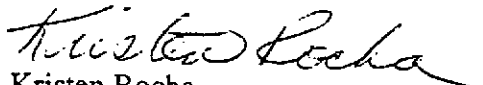
Mr. Irv Jenkins
Shell Oil Company
P.O. Box 2463
Houston, Texas 77252-2463

SITE ASSESSMENT WORK PLAN FOR SCHROPP FARMS-EAST PROPERTY, 3880 MOUNTAIN HOUSE ROAD, BYRON, CONTRA COSTA COUNTY

I have reviewed the 21 January 1999 *Site Assessment Work Plan* for the Schropp Farms site. I hereby approve the drilling and sampling of borings B-6 through B-11. Upon completion of this phase of work, Shell is to submit a short letter report containing the results of the borings and the proposed locations and construction details for the monitoring wells. If the soil or groundwater is found to be impacted by petroleum hydrocarbons, the lateral and vertical extent of the contamination will need to be determined.

The work plan presents a time frame of approximately three months to complete the entire site assessment. Therefore, please submit the letter report with soil sample results and proposed well locations by **16 March 1999**.

If you have any questions, you may call me at (916) 255-3076.


Kristen Rocha
SLIC Unit

- cc: Mr. Brian Oliva, Alameda County, Department of Environmental Health, Alameda
- Mr. Thomas Fojut, Brown and Caldwell, Walnut Creek
- Mr. Richard Jones, Agriculture Industries, Inc., West Sacramento
- Mr. Greg Garrison, Garrison Law Corporation, Half Moon Bay

WZI INC

(AUTO)

DATE	START TIME	REMOTE TERMINAL IDENTIFICATION	TIME	RE-SULTS	MODE	TOTAL PAGES	PERSONAL LABEL	FILE NO.
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WZI INC.

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

FAX LEAD SHEET

To: M.G.S. Garrison
Company: Garrison Law Corp
From: Steve Muir
Subject: _____
Message: _____

Total Number of Pages, Including Cover Page: 3
Date Transmitted: 1-19-99
Fax Number: 650-726-1388
Telephone Number: 650-726-1111
File Number: 01370010

CONFIRMING TELEPHONE NUMBER IS (805) 326-1112

WZI INC. FAX NUMBER IS (805) 326-0191

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WZI INC.
DOCUMENT APPROVAL SHEET AND JOB TICKET

VIA FAX
(650) 726-1388 FAX
726-1111

CLIENT: Schvopp ORDERED BY: SGM

CLIENT NUMBER: 01370010 FILE NUMBER: _____

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Date/Time Needed: _____ Draft: _____ Final: _____

Date/Time Needed: _____ Final: _____ Final: _____

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Document: Str File: 044 Dir.: 01370010

Document: _____ File: _____ Dir.: _____

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DOCUMENT REVIEW & APPROVAL

REVIEW	ORIGINATOR	CHECKED	DATE
Outline		MSW/JAW (BBB/JDF/MJW)	
Process Data		Eng/Tech as assigned by Project Manager	
Draft Review		MSW/JAW (JDF/MJW/BBB)	<u>1/18</u>
Grammar Review		Assigned by MSW/JAW	<u>1/18</u>
Liability Review/Final		BBB/MJW/JDF	<u>1-19</u>
Final Assembly Review		Project Manager	

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3443 Routier Road, Suite A
Sacramento, CA 95827-3098
Phone (916) 255-3000
FAX (916) 255-3015

ITEMS TO BE INCLUDED IN A SITE ASSESSMENT WORK PLAN

The outline below is a minimum requirement for items to be included and discussed in the text of all site assessment work plans submitted to the Board. All work plans must be signed by a registered geologist, certified engineering geologist, or civil engineer registered or certified by the State of California.

I. BACKGROUND

A. Site History

State all operations conducted at the site.
Identify all past and present above ground and under ground tank locations.
Identify tank capacities and other specifications as necessary.
Identify tank contents, past and present.
Submit all records of tests or repairs on fuel lines and tanks.
Identify locations of maintenance shops, chemicals used in the shops, method of chemical storage and disposal.

B. Topographic map of site vicinity showing:

All natural and man-made drainage features including ditches and surface impoundments, and the drainages destination;
Utilities, especially storm drain system;
Location of existing monitoring wells, including those installed by other parties;
Location of above ground and underground storage tanks, other waste-handling facilities, and/or spill site;
Location of a major body of water relative to the site;
Location of any nearby private, municipal, or irrigation wells; and
Other major physical and man-made features.

C. Geology/Hydrogeology

Include proposal for logging of boreholes and characterizing site geology, and identifying unconfined or confined aquifers and contaminant flowpaths.

II. PREVIOUS SITE ASSESSMENTS

Provide a detailed description of any previous site assessment conducted to determine if there is any soil or ground water contamination. Include analytical results of soil and water samples analyzed, and water level and floating product measurements.

III. FIELD INVESTIGATION

A. General

Monitoring well locations and rationale
Survey details
Equipment decontamination procedures
Health and safety plan



ITEMS TO BE INCLUDED IN A SITE ASSESSMENT REPORT

The outline below is a minimum requirement for items to be included and discussed in the text of all site assessment reports submitted to the Board. Other supporting data to be included in the report, either within the text of the report or in appendices, are italicized at the end of each section. All reports must be signed by a registered geologist, certified engineering geologist, or civil engineer registered or certified by the State of California.

I. INTRODUCTION

Summary of past investigations
Purpose of the recent investigation
Scope of the recent investigation
Time period in which the recent investigation was carried out

II. SUMMARY

Number of wells drilled
Results of soil and water analyses
Ground water flow direction and gradient
Possible source determination

III. FIELD INVESTIGATION

Well Construction

Number and depth of wells drilled
Date(s) wells drilled
Description of drilling and construction
Approximate locations relative to facility site(s)

Supporting Data:

A well construction diagram for each well should be included in the report which shows the following details:

*Total depth drilled
Depth of open hole (same as total depth drilled if no caving occurs)
Footage of hole collapsed
Length of slotted casing installed
Depth of bottom of casing
Depth to top of sand pack
Thickness of sand pack
Depth to top of bentonite seal
Thickness of bentonite seal
Thickness of concrete grout
Boring diameter
Casing diameter
Casing material
Size of perforations*

Supporting Data:

Dates of water level measurement, depths to ground water, and ground water elevations should be tabulated and included in the report.

Ground Water Gradient and Flow Direction

Ground water gradient and flow direction determined by the investigation should be discussed and compared to the regional gradient and flow direction.

Supporting Data:

A ground water contour map, drawn to scale, should be provided which shows each well, its ground water elevation, and lines of equal ground water elevation. Ground water gradient and flow direction should be shown on the map. The calculation of the gradient should be included.

V. RESULTS OF QA/QC

Field blank analyses

Comparison of duplicate sample results

VI. CONCLUSIONS AND RECOMMENDATIONS

Note any contamination found

Identify any suspected source of contamination, if possible

Recommend any further investigative needs

The topics listed above are only the minimum which need to be included in site assessment reports for the Board. All other pertinent information specific to each individual investigation also should be included.



Peter M. Rooney
Secretary for
Environmental
Protection

California Regional Water Quality Control Board
Central Valley Region 0137.0010

Sacramento Main Office
Internet Address: <http://www.swrcb.ca.gov/~rwqcb5>
3443 Routier Road, Suite A, Sacramento, California 95827-3003
Phone (916) 255-3000 • FAX (916) 255-3015

NOV 23 1998



Ed J. Schnabel
Chair

5 November 1998

Mr. Irv Jenkins
Shell Oil Company
One Shell Plaza
P.O. Box 2463
Houston, TX 77252-2463

REQUEST FOR NO FURTHER ACTION, SCHROPP FARMS, 3880 MOUNTAIN HOUSE ROAD, BYRON, ALAMEDA COUNTY

The enclosed memo summarizes the history of investigation and remediation at the Schropp Farms property near Byron. The memo also describes the current status of the site, and a request from Shell Oil Company for a "No Further Action" letter.

As discussed in the memo, additional investigation is needed west of Mountain House Road. Therefore, by **30 November 1998**, please submit a work plan for a soil and groundwater investigation, including a time schedule to conduct the work and submit a report of the results. The work plan should include all the items in the enclosed outline for site assessment work plans submitted to the Board.

If you have any questions, you may call Kristen Rocha at (916) 255-3076.

Wendy L. Cohen

WENDY L. COHEN
Senior Engineer

916 255-3075

Enclosures

cc: Alameda County, Department of Environmental Health, Alameda
Mr. Greg Garrison, Garrison Law Cooperation, Half Moon Bay
Mr. Richard Jones, Agriculture Industries, Inc., West Sacramento
Mr. Richard Weiss, Weiss Associates, Emeryville
Mr. Steve Muir, WZI, Inc., Bakersfield



Peter M. Rooney
Secretary for
Environmental
Protection

California Regional Water Quality Control Board

Central Valley Region



Ed J. Schnabel
Chair

Sacramento Main Office

Internet Address: <http://www.swrcb.ca.gov/~rwqcb5>
3443 Routier Road, Suite A, Sacramento, California 95827-3003
Phone (916) 255-3000 • FAX (916) 255-3015

TO: Wendy L. Cohen *wlc*
Senior Engineer

FROM: Kristen Rocha
Student Assistant

DATE: 5 November 1998

SIGNATURE: *Kristen Rocha*

SUBJECT: REQUEST FOR NO FURTHER ACTION, SCHROPP FARMS, 3880 MOUNTAIN HOUSE ROAD, BYRON, ALAMEDA COUNTY

History

The site is an agricultural field east of Mountain House Road, owned by Schropp Farms. Shell Oil Company's Central Valley Pipeline (CVP) consisted of parallel pipelines beneath the property which transmitted crude oil to the Martinez refinery. Both lines were decommissioned in 1968 according to Weiss Associates.

In 1992, WZI, Inc. conducted a soil excavation and treatment due to residual contamination derived from an underground gasoline storage tank which had been removed earlier and stored on the property. The tank was approximately 500 feet southwest of the Shell pipeline intersection with Mountain House Road. The cleanup required a temporary water discharge permit from the Board for the treatment of contaminated groundwater that entered the pit during excavation activities. Initial levels of 1,180 µg/l benzene and other gasoline constituents were measured in the water. The pit was backfilled with clean soil. The contaminated soil was placed between layers of Visqueen plastic and left on site. As part of its report, WZI stated that the regional geology created a groundwater flow towards the north.

In May 1994, WZI, Inc. dug an exploratory trench east of the former pipeline. A soil sample from a five-foot depth contained 8,000 parts per million (ppm) total petroleum hydrocarbons as diesel (TPHd). Shell hired Professional Integrated Consulting & Environmental Services Associates (PiCES) to mitigate the contaminated soil derived from the crude oil exposure and to install groundwater monitoring wells.

Investigation

The initial investigation was based on three trenches and six soil borings, probed to depths of 16 to 18 feet below ground surface (bgs). The chemical analysis defined a soil plume extending 80 feet in the southeasterly direction from the pipeline intersection with the Mountain House Road. A copy of the PiCES groundwater contour map is attached for reference. The western side of Mountain House Road was not explored. The soil sampling indicated hydrocarbon impacted soils extending vertically from a few feet bgs down to the groundwater. Although it fluctuates with seasonal changes between nine and 25 feet bgs, in November 1994 the soil borings encountered groundwater between 16 to 19 feet bgs.

The soil samples taken during explorations were from six to seven feet bgs. Concentrations of TPHd ranged from 854,000 µg/l to 6,917,000 µg/l, while benzene, toluene, ethylbenzene and total xylenes (BTEX) and TPH as gasoline (TPHg) were low to nondetectable. The chemical analysis of SB4, located at the center of the plume (see attached PiCES map) revealed the following constituents:

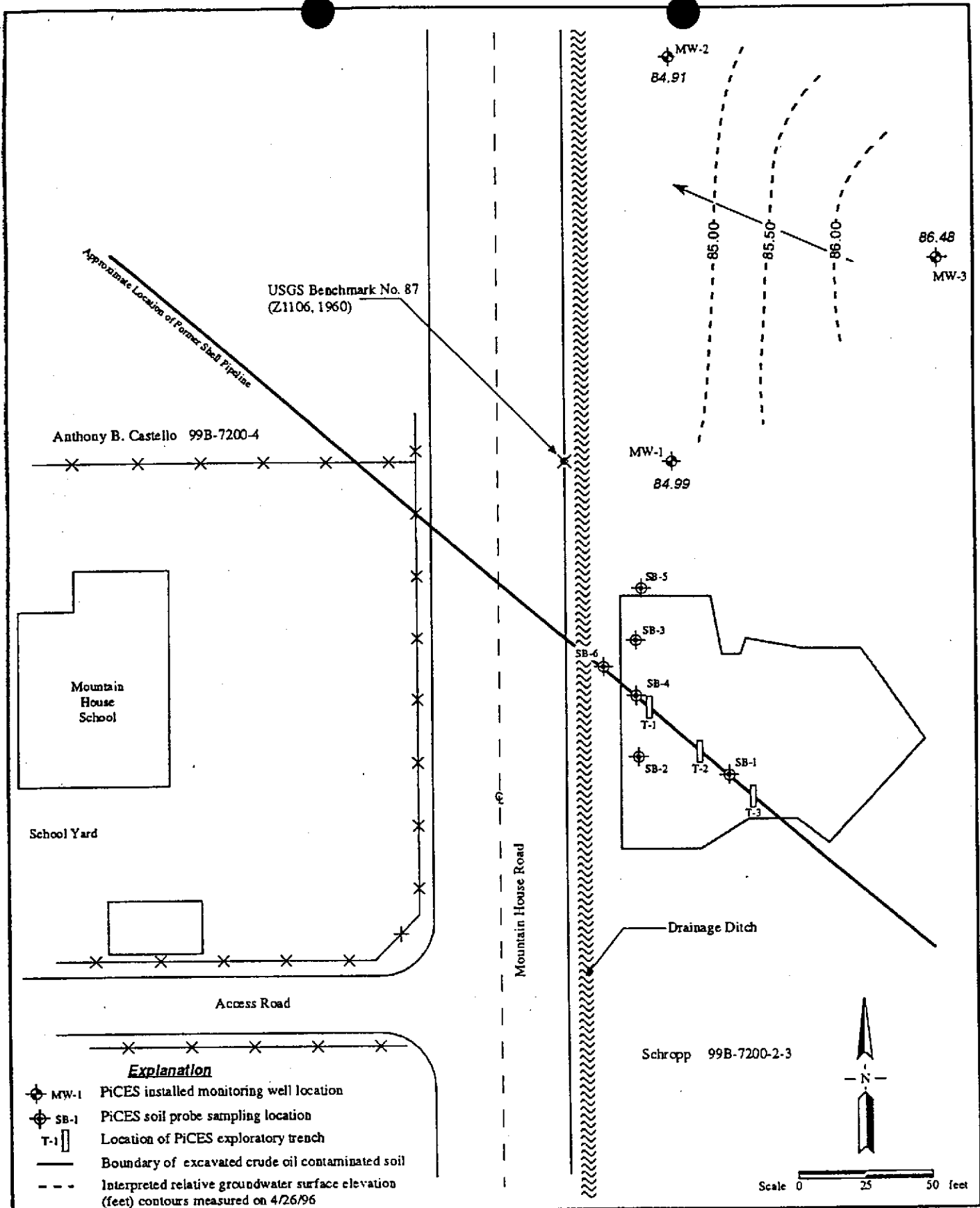
The July 1997 Geoprobe borings should have included a sample near the plume center and a sample from greater depth, such as 25 feet bgs, to help characterize the extent of contamination. The levels of TPHc in the groundwater were high, 1,600 ug/l at B-3, which points to a need to define the full extent of TPH constituents in the groundwater.

Ambient conditions are not equally comparable when assessing underground conditions for crude oil, specifically when a leaky pipeline allowed flow into subsurface sediments. The 30 years of deposit time, perhaps longer at this site during the pipelines' operation, allows for a much greater extent of contamination, especially in the downgradient direction towards the west. This possibility is supported by the evidence of soil contamination at the deepest point exhibited along the western side of the excavation. The lack of clear evidence that the contaminant source has been fully removed points to the need for further delineation of the soil contamination.

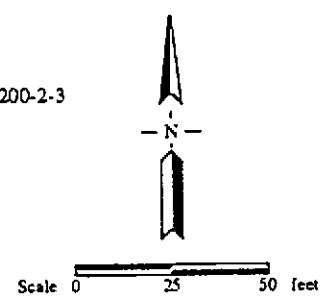
Soil and groundwater samples from adequate depths, such as 15 and 25 feet bgs, need to be taken across Mountain House Road in the downgradient direction near the old pipeline. The closure of the well used by the Mountain House school across the road to the west, raises the question as to the extent of affected groundwater. Therefore, further information is needed before a NFA letter can be issued.

KR

Attachments: PiCES map and Weiss map



- Explanation**
- ⊕ MW-1 PiCES installed monitoring well location
 - ⊕ SB-1 PiCES soil probe sampling location
 - T-1 □ Location of PiCES exploratory trench
 - Boundary of excavated crude oil contaminated soil
 - - - Interpreted relative groundwater surface elevation (feet) contours measured on 4/26/96



PROFESSIONAL INTEGRATED CONSULTING & ENVIRONMENTAL SERVICES
"A Pledge to Quality"

GROUNDWATER CONTOUR MAP
 Schropp Farms
 Mountain House Road
 Byron, California

PLATE
6

0137

GARRISON LAW CORPORATION
A PROFESSIONAL CORPORATION

October 16, 1998

Irv Jenkins
Shell Oil Products Company
P.O. Box 2463
Houston, TX 77210-2463

Site: Schropp Farms, Inc.
3800 Mountain House Road, Byron, CA

Re: Site Closure

Dear Mr. Jenkins:

I received via your letter of September 23, 1998 via facsimile on October 7, 1998. We appreciate your offering an opinion on the matter of site closure. However, my client was quite shocked to find that you had rendered this opinion, by copy, the Regional Water Quality Control Board directly.

Pursuant to the access agreement, there is no provision for your directly communicating your findings to the regional board without first gaining the input and recommendations of Schropp Farms. The agreement clearly defines Shell's responsibilities to Schropp and in so doing, prevents their exposure to unsubstantiated and unresolved claims. Therefore, you are in violation of the contract signed on October 11, 1995.

The specific sections of the access agreement that I refer to include:

Section 3a) Investigation and Remediation: "If Shell undertakes Remediation Activities, Shell shall also submit its proposed plans for Remediation to Schropp for Schropp's approval that approval shall not be unreasonably withheld. Schropp shall notify Shell of its disapproval of such plan within ten (10) days after receipt by Schropp, or Schropp shall be deemed to have approved such plans.

Section 3 b) " Shell shall provide to Schropp copies of all draft workplans, supporting documents, and technical correspondence under which any Investigation or Remediation Activities is proposed to be performed at the Property by or at the direction of Shell, at least 30 days before such work is commenced".

Please take notice of these sections and then undertake compliance with the contract. Thank you for your attention to this matter.

Sincerely,

Gregg S. Garrison
Attorney at Law

GSG:vcb

Dick and Steve: Please advise of any comments or revisions regarding this letter.

" If your notice to the regional board results in additional expense or the unsaleability of the Schropp farm, Shell will be called upon to remedy their action."

691 MYRTLE STREET HALF MOON BAY, CALIFORNIA 94019
TELEPHONE: 650/726-1111 FACSIMILE: 650/726-1388 EMAIL: COASTLAW@AOL.COM



01370010

Shell Chemical Company



One Shell Plaza
PO Box 2463
Houston TX 77252-2463

FAX

FILE #

TO: Nick Jones (916) 372-5215
Steve Meier (209) 369-9358
Mary Jane Wilson (805) 326-0191
Wendy Cohen (916) 255-3015

FROM: JANIECE KEENER For Trev Jenkins - Shell Oil
(713) 241-1379
FAX: (713) 241-7373

3 Pages (does not include this cover page)

Shell Oil Company



One Shell Plaza
PO Box 2463
Houston TX 77252-2463

October 5, 1998

Mr. Greg Garrison
Attorney at Law
Garrison Law Corporation
691 Myrtle Street
Half Moon Bay, CA 94019

Site: Schropp Farms, Inc.
3800 Mountain House Road, Byron, CA
Re: Telephone Conference Call & Access Agreement

Dear Mr. Garrison:

I want to thank you for your FAXed summary of 9/15/98 and the attached 10/11/95 Access Agreement. As I stated on 9/01 teleconference call, Shell normally does not provide indemnifications. I have taken your suggested wording in Option 2 to a couple of people in my department who are more knowledgeable than myself on this issue. We still don't know if there is any crude oil on your client's [Agricultural Industries, Inc. (AI)] west property. Contrary to Shell policy, I stated on 9/02 or 9/03 that Shell would split the cost of your Option 1. Splitting the cost and having an independent technical observer (such as Weiss, or equivalent) for Shell is my reply to your August 26, 1998 letter.

This situation has been going on since 1994. Normally, I would require you to demonstrate there was a release from one of our pipe lines onto your west farm property. As Carlton Jordan (Technical & Environmental Group, Shell Pipe Line Corporation, Carson, CA) relayed to you years ago, we have no internal records showing a leak on those lines at Byron, California. But, we are 33 years beyond the time they were idled.

A third option remains - if we find some crude oil on your west farm property boundary with Costello, we will generate a report to the Regional Water Quality Control Board-Central Valley Region (RWQCB-CVR) evaluating the levels according to ASTM's Risk Based Corrective Action Procedure and RWQCB-CVR regulations to see if they are significant. The facts are:

- I agree with Option 1 (I have volunteered to split the cost of 3 hydropunch borings to confirm or deny crude oil contamination). Shell may agree to wells and the subsequent full cycle hydrologic monitoring, if required by the RWQCB-CVR. This 1998 WZI investigation on the west-side of Mountain House Road is an expansion of the Access Agreement which was just for the east side of the road (4th "whereas" in the introduction of 10/11/95 Agreement). Shell would expect 30-day notification from WZI [under Sect. 3 (b), p. 6], as Shell will require determinations that it is crude, and not other substances that can occur from a long history of farming. The known source of crude oil east of the Mountain House School Road was removed.
- Contrary to Ms. Mary Jane Wilson's (WZI) teleconference comment on September 1, 1998, the ground water sampling from 3 wells from 1/20/97 through 11/25/97 have not detected any concentrations of benzene (detection limit - 0.50 ug/L) toluene, ethyl benzene, and total xylenes (BTEX). The fourteen PNA's (Semi-Volatile Organics by GC/MS 8270) which are also of regulatory concern, like benzene, were not detected in two sampling events 2/24/97 and 5/07/97. They were not analyzed for in the other three events in 1997. Only one monitoring well (MW-3) on the east side of the road has shown any hydrocarbon concentrations - 320, 390, and 380 on 1/20/97, 2/27/97, and 3/24/97, respectively. Sequoia's lab report noted that the hydrocarbons (C14 - C36) did not resemble

the crude oil standard were being quantitated against. The same well on two occasions was below the detection limit.

- A 7/97 hydropunch effort by a Shell's Weiss Associates agreed to by you, AI, and AI's environmental consultant, WZI did not detect any mobile, light-end hydrocarbons in eighteen (18) analyses collected for TPH - as quantitated against a lab gasoline standard.
- As I stated in 9/01 teleconference, WZI's Final Site Assessment Report (October 1994) for AI gives an eyeball identification of the a substance as crude oil. The 10/94 Assessment (for the removal of tractor gasoline UST) has no analyses for anything but TPH - as quantitated against a gasoline standard, and BTEX. The substance mentioned on the Assessment's pages 15, 16, 26 and Exhibit 5 was not defined by chromatogram as crude oil. Your 9/15 memorial asserts that Shell must compensate AI for the "stigma" associated with the "possible" crude oil plume on Exhibit 5. We do not know that the crude oil found on the east side of Mountain House School Road occurs on the west side. If a concern, I believe we could have resolved this matter in July, 1997 when we did "a picket fence" on the east side of the road for WZI's Steve Muir. As a 10/94 Phase I, I have a concern in accepting WZI's observation, as fact.
- Weiss' Steve Long thought the Schropp Farms facts supported filing for closure. The levels of dissolved crude oil in the grab water samples from our July, 1997 follow-up hydropunch investigation are also below levels at service stations that have been closed by various RWQCB's. We filed with the RWQCB-CVR on two occasions September 18, 1997 and on May 4, 1998.

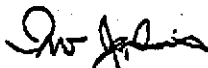
Summary

I am agreeing to share in the 3 drill holes on the west property along the property line closest to the former Central Valley Crude Oil Pipe Lines (CVPLs) which ceased activity in 1965. Sect. 10 of the Access Agreement presumes there are standards applicable to TPH (- as quantitated against a crude oil standard) under the regulations. There are no standards. I believe Shell has the obligation to pursue the RWQCB -CVR for closure. My interpretation of Sect. 7 (a) of the 10/11/95 Agreement indicates we do not need the written consent of Schropp Farms to conclude this matter. The bullets above hi-light the facts. The levels of dissolved crude oil in the shallow groundwater on the east side of Mountain House Road (grab sample results from B-1, B-2, and B-3 on 7/02/97 indicate concentrations at 720, 1,300, and 1,600 ug/L, respectively). These levels will diminish with time because the crude oil source is gone. The Schropp Farms groundwater concentrations are already below TPH levels that have been closed at service stations in the state of California.

To restate,

- No BTEX in ground water or soils.
- No mobile light-end, gasoline fraction hydrocarbons have been detected in ground water.
- Lower San Joaquin Valley Crudes conveyed in the CVPLs when operational, approximately 1915-1965 are very dense and needed heating stations to keep them fluid on the way to Shell's Martinez Refinery. At normal outside temperatures, these crudes are block-like and solid.
- The crude oil source on the east-side of Mountain House Road was physically removed in 1995.
- Measured dissolved concentrations of TPH (- as quantitated against a crude oil standard) for one full hydrologic cycle, with the exception of 7/97, have been consistently below the detection limit.
- Crudes (e.g., the La Brea Tar Pits) do occur at the surface in California and do undergo slow, abiotic weathering processes and biotic processes (bacteria and fungi) in the soils.
- The dissolved concentrations in the shallow perched water table are no threat to nearby drinking water wells because both wells are completed (130 feet or greater) in a ground water formation, and
- Crude oil ground water concentrations observed in 7/97 hydropunch program are below hydrocarbon levels at service station sites that have been closed in California.

Sincerely,



Irv Jenkins

Health, Safety & Environment - Remediation

Writer's direct phone (713) 241-2969; facsimile (713) 241-7373 (or -6926)

- Cc: Dick Jones, Agricultural Industries, Inc., via facsimile, (916) 372-5615
Steve Muir, WZI, via facsimile, (209) 369-9358
Mary Jane Wilson, WZI, via facsimile, (805) 326-0191
Wendy Cohen, RWQCB-CVR, via facsimile, (916) 255-3015



Shell Chemical Company



One Shell Plaza
PO Box 2463
Houston TX 77252-2463

FAX

FILE #

0137.0010

TO:

Dick Jones (916) 372-5615

Steve Nuis (509) 369-958

Richard Weiss (510) 547-5043

Mary Jane Wilson (805) 326-0191

Wendy Cohen (916) 255-3015

FROM:

JANIECE KEENER

For Trv Jenkins - Shell Oil Co.

(713) 241-1379

FAX: (713) 241-7373

2 Pages (does not include this cover page)

Shell Oil Company



One Shell Plaza
PO Box 2463
Houston TX 77252-2463

September 23, 1998

VIA FACSIMILE 650/ 726-1388

Greg S. Garrison
Attorney at Law
Garrison Law Corporation
691 Myrtle Street
Half Moon Bay, CA 94019

Site: Schropp Farms, Inc., 3800 Mountain House Road, Byron, CA

Re: Site Closure

Dear Mr. Garrison:

This is in my written reply to your FAX dated July 23, 1998. I will state Shell's position to the three items: options for sale, Shell's requested closure of the site, and stigma of contamination remaining in place.

OPTIONS TO LAND DEVELOPMENT

The demonstrated contamination from the Central Valley Crude Oil Pipe Lines has been excavated and the land surface restored to original contour in 1995. The 1994 WZI report speculates on crude oil contamination near the UST excavation on the western Schropp Farms property. No evidence is presented within this claim.

SHELL'S REQUESTS TO RWQCB

In terms of your FAX's concern about Shell trying to close the Schropp Farms site, this is my second (May 4, 1998) request to Ms. Cohen at the Regional Water Quality Control Board - Central Valley Region (RWQCB-CVR) in Sacramento, CA. The September 7, 1997 request was also through Steve Long (Weiss Associates) after we had finished putting "a picket fence" of Geoprobe holes along the east side of Mountain House Road. I am guessing this 3rd Quarter Ground Water Monitoring along with information from the July, 1997 followup was not forwarded to you by Steve when he took Tom Fojut's (former Weiss geologist) place on this project (I will send this under separate cover to Steve Muir and you).

I requested these closure requests from Steve to the RWQCB. He had stated that the crude oil residues were minor and similar to refined product levels at cleaned up service stations. The regulations under Section 2907 (II) ".... prescribe consistent standards for similar circumstances be applied....". No standards exist for TPH - as crude oil. The only monitoring well showing dissolved ground water levels of hydrocarbons was MW-3 and the gradient is from east-to-west at this well site. The low dissolved hydrocarbon concentrations that are moving into that well appear to be from an unidentified source. The lab's analytical chromatograms do not compare to the crude oil standard they were being quantitated against.

With regard to your comment that Steve Long (former Weiss engineer) indicated that he was just trying to get the agency's attention. My discussions with Steve identified that the low levels required no further work. Weiss aids us in the collection of on-site facts. The unconfined, shallow ground waters that are at the site (12-13 ft. bgs) have no drinking water usage. The domestic water wells nearby extract their ground waters from a deep formation (they are

screened at 130 and 250 feet and are not affected. As Carlton Jordan (formerly with Shell Pipe Line Corporation, Environmental & Technical Group; and now with Equilon Enterprises LLC in Carson, CA) indicated a couple years back, Shell has no internal records going back into the 1950's when the release along these 2 lines may have occurred. The low, dissolved crude oil hydrocarbon concentrations identified in Weiss' July, 1997 Geoprobe grab samples of ground water are being slowly remediated by time. The source has been removed in 1995.

NO STIGMA WITH NO SOURCE

The source of dissolved crude oil was physically removed in November 3-8, 1995 with the excavation of 4,400 cubic yards of soil.

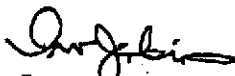
SUMMARY

To restate, I see no options foreclosed for sale and/or future development because no facts exist saying contamination is being left on the west side of Mountain House Road. Secondly, I see little impact to the water resource from very dense, lower San Joaquin Valley crude oils that harden on release to ambient temperatures. (These lines when originally built in the 1912-1915 period had heating stations every 15 miles approximately to keep these crudes liquid and move them to the refinery at Martinez.) Finally, I believe Shell is correct in asking for Schropp site closure based on Weiss' experience with service station closures.

I'm sorry I did not meet with you after my father's death, but I had many things to pursue for my mother. You may recall she broke her hip a day before my father was admitted for pneumonia on July 16, 1998. I am still completing activities with medical agencies for her.

I will put together a separate reply to your request stemming from the September 1, 1998 Conference Call.

Respectfully,



Irv Jenkins

H, S & E - Remediation

Writer's direct phone (713) 241-2969; facsimile (713) 241-7373 (or -6926)

Cc: Dick Jones, Agricultural Industries, Inc., via facsimile, (916) 372-5615
Steve Muir, WZL, via facsimile, (209) 369-9358
Richard Weiss, Weiss Associates, via facsimile, (510) 547-5043
Mary Jane Wilson, WZL, via facsimile, (805) 326-0191
Wendy Coben, RWQCB-CVR, via facsimile, (916) 255-3015



0137010

COPY

GARRISON LAW CORPORATION

*file
Schropp*

FACSIMILE MESSAGE

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FACSIMILE TRANSMITTAL SHEET

TO: Dick Jones, AII, Steve Muir, WZI Mary Jane Wilson, WZI,	FROM: Gregg Garrison
COMPANY:	DATE: 09/15/98
FAX NUMBER: 916/372-5615 209/369-9358 805/326-0191	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: 916/372-5595 209/339-8791 805/326-1112	SENDER'S REFERENCE NUMBER: N/A
RE: N/A	YOUR REFERENCE NUMBER: Schropp Farms Byron, CA

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

Attached please find the final memorialization letter for the meeting held September 1, 1998.

Thank you.

691 MYRTLE STREET
HALF MOON BAY, CALIFORNIA 94019
TEL: 650.726.1111 FAX: 650.726.1388

GARRISON LAW CORPORATION
A PROFESSIONAL CORPORATION

September 15, 1998

VIA FACSIMILE: 713/241-7373

Irv Jenkins
Shell Oil Products Company
P.O. Box 2463
Houston, TX 77210-2463

Site: Schropp Farms, Inc.
3800 Mountain House Road, Byron, CA

Re: Site Closure, Access Agreement & Compensation for Damages

Dear Mr. Jenkins:

This letter memorializes our teleconference on September 1, 1998 and our follow-up telephone conversation on September 2, 1998 wherein we discussed the site and contamination issues. In attendance were Steve Muir and Mary Jane Wilson of WZI, Dick Jones of AII, Irv Jenkins and myself.

We discussed options to resolve future concerns of Shell and Schropp Farms considering the proximity of the Shell pipeline to Schropp Farm property. We discussed two options:

1. Drill 3 borings/wells to confirm or deny contamination, with all costs shared equally; or
2. Seek site closure based on present data with indemnification by Shell of Schropp and future owners.

Here is the proposed indemnity for option 2:

"Shell agrees to indemnify the Schropp, Schropp Farms and its successors, or assignees, and all future owners from any contamination at the subject property if such contamination was caused by Shell. Shell agrees to indemnify and defend the Schropp, Schropp Farms and its successors, or assignees and all future owners from any and all claims arising from the contamination."

The second option will allow both Shell and Schropp Farms to proceed with their respective business interests. We await a prompt reply on the suggested language of our agreement.

Sincerely yours,
GARRISON LAW CORPORATION



G. S. Garrison
Attorney at Law

GSG/mls

/encl.: 1995 Access Agreement
cc: Dick Jones, AII, via facsimile, 916/372-5615
Steve Muir, WZI, via facsimile, 209/369-9358
Mary Jane Wilson, WZI, via facsimile, 805/326-0191

691 MYRTLE STREET HALF MOON BAY, CALIFORNIA 94019
TELEPHONE: 650/726-1111 FACSIMILE: 650/726-1388 E-MAIL: COASTLAW@AOL.COM

GARRISON LAW C

MS, Client # pls. Schropp Ranch

PY

FACSIMILE M

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FACSIMILE TRANSMITTAL SHEET

TO: *Gregg Garrison*
Dick Jones, AII,
Steve Muir, WZI
~~Mary Jane Wilson, WZI~~

FROM: ~~Gregg Garrison~~
Mary Jane Wilson, WZI Inc.

COMPANY:

DATE: *09/04/98*

FAX NUMBER:

916/372-5615
209/369-9358
209/369-9358

TOTAL NO. OF PAGES INCLUDING COVER:

2

PHONE NUMBER:

916/372-5595
209/339-8791
209/339-8791

SENDER'S REFERENCE NUMBER:

N/A

RE:

N/A

YOUR REFERENCE NUMBER:

Schropp Farms Byron, CA

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

Please review the attached draft letter and comment today if possible.

Thank you.

Gregg,
In response to your request, I have made a few changes which I think may assist in obtaining Shell's agreement. Call if you can't read them.
- Mary Jane

691 MYRTLE STREET
HALF MOON BAY, CALIFORNIA 94019
TEL: 650.726.1111 FAX: 650.726.1388

- DRAFT -

GARRISON LAW CORPORATION
A PROFESSIONAL CORPORATION

September 4, 1998

VIA FACSIMILE 713/241-1124

Irv Jenkins
Shell Oil Products Company
P.O. Box 4320
Houston, TX 77210-4320

Site: Schropp Farms, Inc.
3800 Mountain House Road, Byron, CA
Rc: Site Closure, Access Agreement & Compensation for Damages

Dear Mr. Jenkins:

This letter memorializes our teleconference on September 1, 1998 and our follow-up telephone conversation on September 2, 1998 wherein we discussed the site and contamination issues. In attendance were Steve Muir and Mary Jane Wilson of WZI, Dick Jones of AJI, Irv Jenkins and myself.

We discussed indemnity options ^{to resolve} from Shell to the Schropps concerning future concerns ^{of shell and Schropp} of contamination. There are 2 options ^{discussed} available to the parties: ^{Farms considering the} ^{proximity of the Shell} ^{pipeline to} ^{Schropp Farm} ^{Property}

two options:

1. Drill 3 borings/wells to confirm or deny contamination, with all costs shared equally; or
2. Seek site closure based on present data with indemnification by Shell of Schropp and future owners.

Here is the proposed indemnity *for option 2:*

"Shell agrees to indemnify the Schropps and its successors, or assignees, and all future owners from any contamination at the subject property if such contamination was caused by Shell. Shell agrees to indemnify and defend the Schropps and its successors, or assignees and all future owners from any and all claims arising from the contamination."

~~If the above does not comport with your understanding, please contact my office immediately.~~

The second option will allow both Shell and Schropp Farms to proceed with their respective business interests. We await a prompt reply on the suggested language for our agreement.

Sincerely yours,
GARRISON LAW CORPORATION

G. S. Garrison
Attorney at Law

encl.: 1995 Access Agreement
cc: Dick Jones, AJI, via facsimile, 916/372-5615
Steve Muir, WZI, via facsimile, 805/326-1112 *e 209/369-9358*
May Jane Wilson, WZI, via facsimile, 805/326-1112 *0191*

691 MYRTLE STREET HALF MOON BAY, CALIFORNIA 94019
TELEPHONE: 650/726-1111 FACSIMILE: 650/726-1388 E-MAIL: COASTLAW@AOL.COM

W. INC

(AUTO)

DATE	START TIME	REMOTE TERMINAL IDENTIFICATION	TIME	RE-SULTS	MODE	TOTAL PAGES	PERSONAL LABEL	FILE NO.
SEP 09	03:59PM	916 372 5615	01'41"	OK	S	02		097

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D)DETAIL \$)TRANSFER
F)FINE P)POLLING

W INC

(AUTO)

DATE	START TIME	REMOTE TERMINAL IDENTIFICATION	TIME	RE-SULTS	MODE	TOTAL PAGES	PERSONAL LABEL	FILE NO.
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D)DETAIL \$)TRANSFER
F)FINE P)POLLING

WZI INC

(AUTO)

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SEP 09	03:50PM	209 369	9358 01'41"	OK	S	02		093

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TO:	FROM:
Dick Jones, AII, Steve Muir, WZI Mary Jane Wilson, WZI,	Gregg Garrison
COMPANY:	DATE:
	09/04/98
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
916/372-5615 209/369-9358 209/369-9358	2
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
916/372-5595 209/339-8791 209/339-8791	N/A
RE:	YOUR REFERENCE NUMBER:
N/A	Schropp Farms Byron, CA
<input type="checkbox"/> URGENT <input type="checkbox"/> FOR REVIEW <input type="checkbox"/> PLEASE COMMENT <input type="checkbox"/> PLEASE REPLY <input type="checkbox"/> PLEASE RECYCLE	

Please review the attached draft letter and comment today if possible.

Thank you.

691 MYRTLE STREET
 HALF MOON BAY, CALIFORNIA 94019
 TEL: 650.726.1111 FAX: 650.726.1388

— DRAFT —

GARRISON LAW CORPORATION
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VIA FACSIMILE 713/241-1124

September 4, 1998

Irv Jenkins
Shell Oil Products Company
P.O. Box 4320
Houston, TX 77210-4320

Site: Schropp Farms, Inc.
3800 Mountain House Road, Byron, CA
Re: Site Closure, Access Agreement & Compensation for Damages

Dear Mr. Jenkins:

This letter memorializes our teleconference on September 1, 1998 and our follow-up telephone conversation on September 2, 1998 wherein we discussed the site and contamination issues. In attendance were Steve Muir and Mary Jane Wilson of WZI, Dick Jones of AJI, Irv Jenkins and myself.

We discussed indemnity options from Shell to the Schropp's concerning future concerns with the disclosure of contamination. There are 2 options we discussed available to the parties:

1. Drill 3 borings/wells to confirm or deny contamination, with all costs shared equally; or
2. Seek site closure based on present data with indemnification by Shell of Schropp and future owners.

Here is the proposed indemnity:

"Shell agrees to indemnify the Schropp's and its successors, or assignees, and all future owners from any contamination at the subject property if such contamination was caused by Shell. Shell agrees to indemnify and defend the Schropp's and its successors, or assignees and all future owners from any and all claims arising from the contamination."

If the above does not comport with your understanding, please contact my office immediately.

Sincerely yours,
GARRISON LAW CORPORATION

G. S. Garrison
Attorney at Law

encl: 1995 Access Agreement
cc: Dick Jones, AJI, via facsimile, 916/372-5615
Steve Muir, WZI, via facsimile, 805/326-1112
May Jane Wilson, WZI, via facsimile, 805/326-1112

691 MYRTLE STREET HALF MOON BAY, CALIFORNIA 94019
TELEPHONE: 650/726-1111 FACSIMILE: 650/726-1388 E-MAIL: COASTLAW@AOL.COM

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FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Irv Jenkins Ron Kawczynski & Carlton Jordan Dick Jones Steve Muir	Gregg Garrison
COMPANY:	DATE:
Shell Oil Products Shell Pipeline AII WZI	07/23/98
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
713/241-1124 310/816-2118 916/372-5615 805/326-1112 0191	1 + 1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
	N/A
RE:	YOUR REFERENCE NUMBER:
Site Closure, Access Agreement & Compensation	Schropp Farms

- URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCL

Please review and respond to the enclosed request for a meet and confer on site closure, access agreement and compensation at Schropp Farms. Thank you.

691 MYRTLE STREET
HALF MOON BAY, CALIFORNIA 94019
TEL: 650.726.1111 FAX: 650.726.1388

GARRISON LAW CORPORATION
A PROFESSIONAL CORPORATION

July 23, 1998

VIA FACSIMILE 713/241-1124

Irv Jenkins
Shell Oil Products Company
P.O. Box 4320
Houston, TX 77210-4320

Site: Schropp Farms, Inc.
3800 Mountain House Road, Byron, CA
Re: Site Closure, Access Agreement & Compensation

Dear Mr. Jenkins:

This letter follows my telephone conversations with you, your consultant and my client and his consultant.

As the site moves toward a final characterization, my client is revisiting his options for sale and/or development. As you know, my client's plans for the property have been suspended until the Shell contamination was fully identified, characterized and remediated. These future options for my client are dependent on Weiss Associates most recent recommendation: "Shell considers this site to be closed." As we discussed, if closure is sought with contamination left in place on the site, the Schropps must be compensated for the stigma associated with this type of closure and their associated costs and damages.

Therefore, since you will be in northern California the last week in July, I am proposing a meeting with all parties to finalize and resolve these open issues so that the parties can move forward with confidence and in agreement. I know that Shell supports this request to resolve the site closure and damages issues.

Please call me upon receipt of this correspondence to arrange the meeting between Shell, Dick Jones, Steve Muir, Steve Long and myself. Shell's immediate response is expected and appreciated.

Very truly yours,
GARRISON LAW CORPORATION



G. S. Garrison
Attorney at Law

cc: Dick Jones, AII, via facsimile, 916/372-5615
Steve Muir, WZI, via facsimile, 805/326-1112
Ron Kawczynski and Carlton Jordan, Shell Pipe Line Corp., PO Box 6249, Carson, CA 90749

691 MYRTLE STREET HALF MOON BAY, CALIFORNIA 94019
TELEPHONE: 650/726-1111 FACSIMILE: 650/726-1388 E-MAIL: COASTLAW@AOL.COM

WZ INC

(AUTO)

DATE	START TIME	REMOTE TERMINAL IDENTIFICATION	TIME	RE-SULTS	MODE	TOTAL PAGES	PERSONAL LABEL	FILE NO.
JUL 23	09:20AM	209 369	9358 01'32"	OK	S	02		079

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D)DETAIL \$)TRANSFER P)POLLING
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FACSIMILE TRANSMITTAL SHEET

TO:	Dick Jones/Steve Muir	FROM:	Gregg Garrison
COMPANY:	AII/WZI	DATE:	05/12/98
FAX NUMBER:	916/372-5615 & 805/326-01191	TOTAL NO. OF PAGES INCLUDING COVER:	1 + 4
PHONE NUMBER:	916/372-5595 & 805/326-1112	SENDER'S REFERENCE NUMBER:	
RF:	Update on site and 4 th Quarter Results	YOUR REFERENCE NUMBER:	

Original to follow: NO

Enclosed herewith is the Fourth Quarter Sampling results and my response to Shell. Please review these documents. I would like to set up a teleconference this afternoon to discuss. If Shell is contemplating closure, I would like to hear Steve's thoughts on contamination in place and how can damage the Schropfs. Also, Mr. Long's conclusion that because there is no case worker on the file, the RWQCB does not consider the site to be a problem is dead wrong.

I will provide a written update on the carriers as soon as I receive all their status responses. The carrier update should be complete by Wednesday.

I will call you both to arrange the teleconference about site closure. Thank you.

691 MYRTLE STREET
 HALF MOON BAY, CA 94019-0992
 TEL: 650.726-1111 FAX: 650.726.1388

GARRISON LAW CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

REFER TO FILE
SCHROPP

May 11, 1998

Irv Jenkins
Shell Oil Products Company
P.O. Box 4320
Houston, TX 77210-4320

Site: Schropp Farms, Inc.
3800 Mountain House Road, Byron, CA
Re: Fourth Quarter Sampling Report & Access Agreement

Dear Mr. Jenkins:

This letter responds to Weiss Associate's Fourth Quarter Sampling Report dated May 4, 1998. Under cover of this letter I am copying Steve Muir of WZI. As the consultant for the Schropps, I request that he be placed on the distribution list for all future draft correspondence. Additionally, place the Property Management Company, Agriculture Industries, Inc., attention Dick Jones, on the distribution list as well for future draft correspondence. Under cover of this letter, I am enclosing a copy of the report to them.

In its Conclusion Section, Weiss Associates recommends: "Shell considers this site to be closed." It is necessary that WZI, Mr. Jones and myself meet with your consultant to examine its data and conclusions as they relate to the site. Under the ACCESS AGREEMENT dated October 11, 1995, the parties' purpose is to coordinate site activities and direct how best to remediate the site based on the cost, regulations and owner's intent. The issue of site closure is not an unilateral one.

Please call me upon receipt of this correspondence to arrange a teleconference between Shell, Dick Jones, Steve Muir, Steve Long and myself. Your immediate response is appreciated.

Very truly yours,

GARRISON LAW CORPORATION



G. S. Garrison
Attorney at Law

cc: Dick Jones, AII, via facsimile, 916/372-5615, w/ enclosure
Steve Muir, WZI, via facsimile, 805/326-1112, w/ enclosure
Ron Kawczynski, Shell Pipe Line Corp., PO Box 6249, Carson, CA 90749

**Weiss Associates***Environmental and Geologic Services*

5500 Shellmound Street, Emeryville, CA 94608-2411

Fax: 510-547-5043 Phone: 510-450-6000

May 4, 1998

Wendy Cohen
Regional Water Quality Control Board -
Central Valley Region
3443 Routier Road, Suite A
Sacramento, CA 95827-3098

Re: Fourth Quarter 1997
Schropp Farms Property
3880 Mountain House Road
Byron, California
WA Job #81-1267-01

Dear Ms. Cohen:

On behalf of Shell Oil Products Company, Weiss Associates (WA) presents this quarterly status report for the site referenced above. A summary of activities performed in the fourth quarter 1997 is presented below.

BACKGROUND

The subject property is an agricultural field immediately east of Mountain House Road in Byron, California (Figure 1). Shell's Central Valley Pipeline (CVP), which consisted of two parallel pipelines, ran beneath the property and transmitted Central Valley crude oil from Coalinga, California to Shell's refinery in Martinez, California. Both lines were decommissioned in 1968.

In May 1994, WZI, Inc. of Lodi, California was retained by the property owner to dig an exploratory trench on the property east of where the former CVP crossed beneath Mountain House Road. A soil sample from five foot depth contained 8,000 parts per million (ppm) total petroleum hydrocarbons as diesel (TPH-D). Although the chromatogram for this sample is currently not available, WA suspects that this TPH-D value represents unrefined crude oil hydrocarbons in the diesel range because refined product was never transmitted through the CVP.

After negotiating a right-of-entry agreement with the property owner, Shell retained Professional Integrated Consulting & Environmental Services Associates (PiC&ES) to investigate the extent of hydrocarbons in the subsurface and to excavate the source area. In November 1995, PiC&ES excavated to a depth of 25 ft and off-hauled over 4,400 bank cubic yards of hydrocarbon-bearing soil.

In March 1996, PiC&ES installed ground water monitoring wells MW-1, MW-2 and MW-3 to assess whether petroleum hydrocarbons were present in the ground water. The well locations are shown on Figure 2. These wells have been sampled on a quarterly or more frequent basis in the past year. Ground water elevation and analytic data are compiled in Table 1.

Wendy Cohen
May 4, 1998

2

Weiss Associates



In July 1997, WA conducted an additional soil and ground water investigation at the Site. Five geoprobe soil borings were sited on the east shoulder of Mountain House Road. Soil and ground water grab samples were collected from each of the borings. Relatively low concentrations of TPH as crude oil (CO) (up to 49 mg/kg) were detected in soil samples collected during this investigation. TPH-CO concentrations as high as 1,600 ug/L were detected in the ground water immediately downgradient of the former source area. However, no BTEX or light-end hydrocarbons were detected in any of the collected ground water samples.

FOURTH QUARTER 1997 ACTIVITIES

- WA measured ground water depths and collected ground water samples from the site wells (Table 1). The samples were submitted to a state-certified analytical laboratory. The sample collection records are included as Attachment A and the certified analytic reports and chain-of-custody forms are included as Attachment B.
- WA calculated ground water elevations, compiled the analytic data (Table 1), and contoured ground water elevations (Figure 2).

CONCLUSIONS

WA recommends immediate closure of the case file for the subject site. This recommendation is made based on the following facts:

- Benzene has not been detected in the site soils or ground water;
- No mobile light-end hydrocarbons have been detected in the ground water;
- The contaminant source at this site is crude oil, which is relatively immobile in the subsurface;
- The contaminant source was physically removed with the excavation of 4,400 cubic yards of contaminated soils;
- Dissolved concentrations of TPH-CO have been measured during one full hydrologic cycle and with the exception of the July, 1997 sampling event have been consistently below 500 ug/L;
- There are no domestic water wells screened in the shallow zone in the vicinity;
- The plume does not appear to be migrating; and,
- Crude oil is amenable to biodegradation and the site will be remediated over time through natural attenuation.

Weiss Associates also recommends that the existing wells MW-1, MW-2, and MW-3 be properly closed.



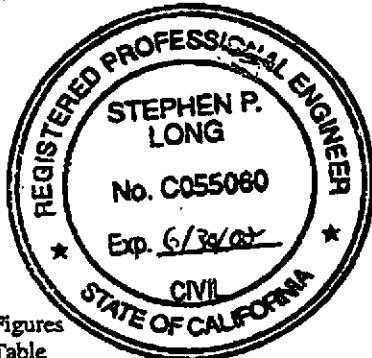
Wendy Cohen
May 4, 1998


We understand that RWQCB considers the Site a low priority case, and currently does not have a caseworker assigned to the file. Unless otherwise notified by RWQCB, Shell considers this site to be closed. A previous case closure request was submitted to RWQCB on September 24, 1997. We will not perform any additional monitoring at the site unless specifically directed by RWQCB. Please feel free to call if you have any questions or comments.

Sincerely,
Weiss Associates

Robyn K. Simonsen, EIT
Engineer

Weiss Associates work for the Schropp Farms project was conducted under my supervision. To the best of my knowledge, the data contained herein are true and accurate and satisfy the scope of work prescribed by the client for this project. The data, findings, recommendations, specifications or professional opinions were prepared in accordance with generally accepted professional engineering and geologic practice. We make no other warranty, either expressed or implied.



 5/4/98
Steve Long, P.E. Date
Registered Civil Engineer
CA License No. C055060

Attachments: Figures
Table
A - Sample Collection Records
B - Certified Analytic Reports and Chain-of-Custody Forms

cc: Irv Jenkins, Shell Oil Products Company, PO Box 4320, Houston, TX 77210-4320
Ron Kawczynski, Shell Pipe Line Corporation, PO Box 6249, Carson, CA 90749
Greg Garrison, Garrison Law Corporation, PO Box 307, Half Moon Bay, CA 94019

RKS/SPL:all
*****CLERK*****FROM*****

WZ INC

(AUTO)

DATE	START TIME	REMOTE TERMINAL IDENTIFICATION	TIME	RE-SULTS	MODE	TOTAL PAGES	PERSONAL LABEL	FILE NO.
MAY 12	07:42AM	209 369	9358 03'49"	OK	S	05		077

E)ECM >)REDUCTION S)STANDARD @)FORWARDING M)MEMORY C)CONFIDENTIAL #)BATCH
D)DETAIL \$)TRANSFER
F)FINE P)POLLING



WZI INC.

September 17, 1997

Mr. Tim McIsaac
Agriculture Industries, Inc.
P.O. Box 1076
West Sacramento, California 95691

**Re: *Evaluation of Unknown Subsurface Structure
Located on the Malms Bury Fee Property, Kings County, California***

Dear Mr. McIsaac:

Pursuant to your request, WZI Inc. has reviewed the photographs you have provided us from the Malms Bury Fee Property located in Section 24, Township 21S, Range 16E, MDBM located in Kings County, California. The Malms Bury Fee Property is located within the Kettleman rolling hills of western Kings County. Average elevation of the property ranges from 500 to 600 feet above mean sea level. The property is located approximately 1 mile west of the northwest parameter of the Kettleman North Dome Unit of the Kettleman North Dome Oilfield.

The pictures you have provided us suggest that a previous water well or very old exploratory oil well may have been located on the Malms Bury Fee Property. At your request WZI has initiated a review of the historical records in this portion of the San Joaquin Valley to identify the former structure. WZI staff interviewed California Division of Oil, Gas, and Geothermal Resources (DOGGR) workers over the telephone at the District 5 - Coalinga Field office. Maps that are maintained by the DOGGR indicated that there are no historic records of any exploratory oil wells being drilled in Section 23. In addition, WZI staff checked with private industry resources to determine if any exploratory oil and gas wells had been drilled in Section 23. Private information sources indicated that no record of any exploratory oil and gas wells had been drilled. Based on the information developed, WZI believes that the structure is most likely either an unreported and very old oil and gas exploratory well or most likely, an abandoned water production facility.

01370030.MCISAACC.LTR

1

WZI recommends that the inside floor of the structure be cleaned out to determine if a wellbore is present. If a wellbore is found, the depth of the open portion of the wellbore should be determined. Any resulting wellbore would then be abandoned in accordance with Kings County Department of Environmental Health Regulations on abandonment of water wells. This would most likely consist of filing a report with Kings County Environmental Health and the California Regional Water Control Board - Central Valley Region. Actual abandonment procedures would include filling the wellbore with a neat cement slurry to the top of the wellbore.

If you have any questions, please do not hesitate to contact myself at (209) 369-9421 or Bob Blalock at (805) 326-1112. Thank you very much.

Sincerely,



Stephen G. Muir
Manager, Geotechnical Services
Certified Engineering Geologist #1224
Expiration Date: 6/30/98

SGM/er

DOCUMENT APPROVAL SHEET AND JOB TICKET

FILE NUMBER: 01370030 ORDERED BY: Stm

CLIENT: Agriculture

TRANSFER FILE NAME(s) (if applicable): _____

Date/Time Needed: _____ Draft: _____ Final: _____

Date/Time Needed: _____ Final: _____ Final: _____

WORD PROCESSING USE ONLY

Document: Ltr File: MCISAAC.LTR Dir: 01370030

Document: _____ File: _____ Dir: _____

Document: _____ File: _____ Dir: _____

DOCUMENT REVIEW & APPROVAL

REVIEW	ORIGINATOR	CHECKED	DATE
Outline		BBB/JDF/MJW	
Process Data		Eng/Tech as assigned by Project Manager	
Draft Review		MSW/JAW/JDF/MJW	/
Grammar Review		Assigned by Project Manager	//
Liability Review/Final		BB MJW JDF	// 9-17
Final Assembly Review		Project Manager	// 9-17

SPECIAL DISTRIBUTION INSTRUCTIONS

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NO DOCUMENT WILL BE MAILED/FAXED, ETC. WITHOUT APPROPRIATE APPROVAL

01370010



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

August 21, 1997

Mr. Stephen G. Muir
Manager, Geotechnical Services
WZI, Inc.
Post Office Box 9217
Bakersfield, California 93389

Dear Steve:

Re: Schropp Ranch

We received WZI's invoice #7087 yesterday (copy attached). I'm a little concerned over the ongoing charges. Shouldn't these be included in previous work?

Please let me know.

Regards.

Very truly yours,

Richard G. Jones
President

RGJ:dlh

Attachment

cc: Mr. Manfred W. Schropp



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

AUG 16 1997

WZI INC

RICHARD G JONES
 AGRICULTURE INDUSTRIES INC
 P O BOX 1076

Handwritten notes:
 8/13/97
 7087

August 13, 1997
 Invoice #: 7087
 Terms: Net 30 Days
 Page: 1
 PG:

WEST SACRAMENTO, CA 95691

00137.0010A SITE ASSESSMENT - MOUNTAIN HOUSE ROAD

DESCRIPTION	HOURS	RATE	AMOUNT
PROFESSIONAL SERVICES THROUGH JULY 31, 1997:			
<u>Project Managers</u> STEPHEN G MUIR	8.00	\$98.00	\$784.00
			\$784.00
Amount Due			\$784.00

Handwritten initials: S/G

WZI

RICHARD G JONES
 AGRICULTURE INDUSTRIES INC
 P O BOX 1076

August 13, 1997
 Invoice #: 7087
 Terms: Net 30 Days
 Page: 1
 PO:

WEST SACRAMENTO, CA 95691

00137.0010A SITE ASSESSMENT - MOUNTAIN HOUSE ROAD

TIME DETAIL

DATE	DESCRIPTION	HOURS
<u>Project Managers</u>		
STEPHEN G MUIR		
07/01/97	GENERAL - OTHER LIASION W/WEISS ASSOCIATES	1.00
07/02/97	GENERAL - OTHER FIELD SUPERVISION	6.00
07/14/97	GENERAL - OTHER SHELL PIPELINE COORDINATION	1.00
		8.00

01370010

GARRISON LAW CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

REFER TO FILE
Schropp

July 19, 1996

Richard Jones
Agriculture Industries, Inc.
P.O. Box 1076
West Sacramento, CA 95691

Re: Status update on Schropp Farms
3800 Mountain House Road, Byron, CA

Dear Mr. Jones:

As a follow-up to our telephone conversation of Wednesday, July 17, 1996 I contacted both Carlton Jordan of Shell and Aklile Gessesse of PICES & Assoc. Mr. Jordan has been out of his office this week. He is expected to return next week and we will follow up with him at that time.

We were able to reach Mr. Gessesse to discuss the status of the final remediation report for work performed by Shell at Schropp Farms. Mr. Gessesse stated that the report is still in draft and he anticipates forwarding it to Shell for comments and/or suggestions on or before August 1, 1996.

We further inquired of Mr. Gessesse whether the unauthorized release form which had been prepared in draft form in April 1995 had been finalized and filed with the Regional Water Quality Control Board. Mr. Gessesse was unable to respond to our question and requested that we discuss the unauthorized release form with Mr. Jordan.

We will continue to monitor the status of the final remediation report and the unauthorized release form and keep you apprised of any developments.

Please feel free to contact my office if you have any questions.

Sincerely yours,

GARRISON LAW CORPORATION



G. S. Garrison
Attorney at Law

cc: Steve Muir, WZI

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

printed 07/08/99

SITE INFORMATION

Agriculture Industries Inc
3880 Mountain House Rd
Byron 94514
Site Contact:
Site Phone :

StID: 4293 Site#: 1871
PROJECT#: 1871A
PROJECT TYPE:*** R ***
INSP: clerical
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Werner Schropp
3002 Beacon Blvd.
W. Sacramento, Ca 95691
Owner Contact:
Owner Phone : 916/372-5595

PAYOR INFORMATION

Schropp Farm
P O Box 1076
W. Sacramento CA 95691 # 615
Payor Contact: Mr Richard Jones
Payor Phone : 916/372-5595

all BO

Date	Action Taken	Insp Init	Hours Spent/ Depstd	Hour Balnce	Money Spent/ Depositd	Money Balance
	Rcpt# 604871					
	Balance from Prev. Page					

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: State Forms A, B & C
 Billing Adjustment*
DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____
TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 7/96

* Billing adjustment forms needed when site is in our UST program. RBPOR: WrkShtC (Continued balance)

After the flood:

1. Do not visit the flooded facility, unless authorized to do so.
2. Do not consume food that has come into contact with flood waters; drinking water may also be contaminated, check with authorities.
3. When access to the facility is authorized:
 - A. Do not handle electrical equipment until it is checked and dried by an expert.
 - B. Use flashlights, not gas lanterns or torches, to examine buildings.
 - C. Report broken utility lines to appropriate authorities.
4. Clean-up and recovery
 - A. Assess the release of hazardous materials/waste into flood water if any, and begin clean-up procedures using proper personal protective equipment.
 - B. Recommended equipment to have on hand for a flood situation is as follows:
 1. Pump Units
 2. Forklifts
 3. Shovels, overpak drums, absorbent material and extra drums.



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

DATE: January 3, 1996

MEMO TO: G. S. Garrison
Stephen G. Muir

FROM: Richard G. Jones

RE:

RECEIVED BY
JAN 5 - 1996
WZI INC.

Gregg and Steve,

I've enclosed a copy of some information received from a company that's been attempting to solicit some work from AII.

Just for your information.

RGJ:dlh

Enclosure

SIGNED: _____

Dick



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

WZI INC.

FAX LEAD SHEET

To: STEVE MUIR

Company: SIERRA BRAVOWZI

From: Judy

Subject: _____

Message: _____



Total Number of Pages, Include Cover Page: 2

Date Transmitted: 12-19-95

Fax Number: 209-369-9358

Telephone Number: 209-369-9421

File Number: 01370010

CONFIRMING TELEPHONE NUMBER IS (805) 326-1112

WZI INC. FAX NUMBER IS (805) 326-0191

Oper.: Date Sent: 12-18 Time Sent: 1030 Initials: JH Copies & Distribution: _____



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

RECEIVED BY

DEC 18 1995

WZI INC.

(916) 372-5595 FAX: (916) 372-5615

December 14, 1995

Ms. Susan Wilson
SWRCB Accounting Office
Attn: AFRS
P.O. Box 100
Sacramento, California 95812-0100

Dear Ms. Wilson:

Re: Reference Board Order Number 91-250
Non Payment of Invoice Number 9505933

In accordance with discussions that you have had with our Consultant, Mr. Steven G. Muir of WZI, Inc., Agriculture Industries is not paying the above-referenced invoice. As previously described to your office by Mr. Muir, we terminated our WDR permit during fiscal year 92-93.

Mr. Muir will provide you with any documentation necessary and will answer any questions you may have.

Thank you very much.

Very truly yours,

Richard G. Jones
President

RGJ:dlh

cc: Mr. Steven G. Muir ✓
Mr. Manfred W. Schropp

STATE WATER RESOURCES CONTROL BOARD

PAUL R. BONDERSOHN BUILDING
901 P STREET
P. O. BOX 100
SACRAMENTO, CALIFORNIA 95812-0100



(916) 657-0941

(916) 657-0932 (FAX)

DEC - 8 1995

All Regional Water Board Chairpersons
All Regional Water Board Executive Officers
All LOP Agency Directors

LAWRENCE LIVERMORE NATIONAL LABORATORY (LLNL) REPORT ON LEAKING
UNDERGROUND STORAGE TANK (UST) CLEANUP

In October 1995, the LLNL presented to the State Water Resources Control Board (SWRCB) its final report, Recommendations to Improve the Cleanup Process for California's Leaking Underground Fuel Tanks. The LLNL team found that the impacts to the environment from leaking USTs were not as severe as we once thought. The report also presents a convincing argument that passive bioremediation should be considered as the primary remediation tool in most cases once the fuel leak source has been removed.

The LLNL report has also been presented to the SWRCB's SB 1764 Advisory Committee which will, in turn, provide recommendations to the SWRCB by the end of January 1996. The SWRCB may choose to implement recommendations from the LLNL report and the SB 1764 Advisory Committee through revisions to SWRCB Resolution 92-49 in early 1996.

In the interim and in light of the findings and recommendations in the LLNL report, we believe cleanup oversight agencies should proceed aggressively to close low risk soil only cases. For cases affecting low risk groundwater (for instance, shallow groundwater with maximum depth to water less than 50 feet and no drinking water wells screened in the shallow groundwater zone within 250 feet of the leak) we recommend that active remediation be replaced with monitoring to determine if the fuel leak plume is stable. Obviously good judgment is required in all of these decisions. However, that judgment should now include knowledge provided by the LLNL report.

What I propose to you is not in any way inconsistent with existing policies or regulations. However, it does represent a major departure from how we have viewed the threat from leaking USTs. This guidance is consistent with the results of a discussion of this subject among the State Board Chair and Regional Board Chairs on December 5, 1995. If you have any questions on this matter please call Mr. James Giannopoulos, our manager of the underground storage tank program, at (916) 227-4320.

Sincerely,

A handwritten signature in cursive script that reads "Walt Pettit".

Walt Pettit
Executive Director

cc: All Regional Water Board/LOP UST Program Managers

Memorandum

James Giannopoulos
Supervising WRC Engineer
Program Manager, UST Program

Date: DEC 14 1995

Philip G. Wyels
Staff Counsel

TO : OFFICE OF THE CHIEF COUNSEL
STATE WATER RESOURCES CONTROL BOARD
901 P Street, Sacramento, CA 95814
Mail Code G-8

SUBJECT: LAWRENCE LIVERMORE'S LUFT REPORT

Thank you for taking the time to discuss the many issues surrounding UST reform efforts with representatives of OCC recently. We reached an important consensus on several of those issues. This memorandum attempts to document that consensus.

BACKGROUND

The SWRCB's UST Program has recently been involved in many efforts to study issues relating to cleanup of USTs. The two major related efforts include Lawrence Livermore National Laboratory's LUFT Report and the SB 1764 Advisory Committee. The Advisory Committee is currently considering the LLNL LUFT Report, and will be making recommendations to the SWRCB sometime in the future.

The LLNL LUFT Report makes the following three primary recommendations:

1. Utilize passive bioremediation as a remediation alternative wherever possible.
2. Modify SWRCB policies to allow risk-based decision making (and risk-based clean-up goals higher than MCLs) for LUFT cleanups.
3. Require risk-based decision making (specifically, a modified ASTM RBCA approach) for LUFT cleanups that emphasize passive bioremediation.

Underlying LLNL's recommendations are the following findings and conclusions:

1. Less than one-half of one percent of the State's LUFT cases have affected drinking water wells.
2. Most of the aquifers that have been impacted are shallow ground water; deeper aquifers, which are generally used for drinking water supplies, are protected by well construction standards.
3. Passive bioremediation of fuel hydrocarbons, when combined with source removal, has been demonstrated to be effective in many instances, with a clean-up time within substantially the same time frame as pump and treat technology.
4. Active pump and treat alternatives are very expensive and may be ineffective at reaching MCL clean-up levels.

CONSENSUS

As we discussed, LLNL's findings and conclusions do not support the recommendation to modify the regulatory framework to allow the consideration of risk-based clean-up goals higher than MCLs. The LLNL Report's bottom line appears to be that passive bioremediation should be the preferred alternative in many situations. The LLNL Report states that passive bioremediation will eventually complete cleanup, once the source is removed. Since that is the case, there is no reason to either relax the clean-up standards or modify the regulatory framework. Rather, the Regional Boards should be considering passive bioremediation (coupled with source control) at the majority of UST sites. There are no regulatory barriers to such an approach.

ASTM RBCA is designed to develop clean-up levels based on risk. Even though the Regional Boards would not be changing clean-up levels, the RBCA approach could and should be used to determine a relative priority for UST sites. Sites that fall into a high priority category (due to proximity to active wells, migrating plume, high concentrations, etc.) would be candidates for active remediation (either pump and treat, enhanced bioremediation, or some other strategy). Sites that fall into a low priority category would be ideal candidates for source removal and passive bioremediation.

Closure of low priority UST sites would be appropriate as soon as enough data supported the conclusion that the source had been removed, the plume had stabilized, and bioremediation was expected to achieve water quality objectives (MCLs) in a reasonable time. Such an approach is consistent with existing SWRCB policies, including Resolution No. 92-49. In the interim

James Giannopoulos

-3-

DEC 14 1995

(while a plume above MCLs exists), new use of that ground water would be prevented through a county database that delineated the boundaries of the plume.

Potential areas of disagreement between Regional Board and State Board UST staff may remain in the details: how much source should be removed, how much data is needed to substantiate that the plume is stable, etc. However, I believe that the overall concept of allowing bioremediation to be the preferred alternative at those sites where it will be effective should be a strategy that is acceptable to all.

cc: Water Quality Attorneys
UST Program Attorneys



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1078, 3002 Bascom Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

FACSIMILE TRANSMITTAL FORM

TO: Steve Muir

DATE: 12/6/95

Fax 209/369-9358

RE: Schropp 1 Cleanup

SWRCB Invoice

TOTAL 4 **PAGES INCLUDING THIS TRANSMITTAL FORM.**

ADDITIONAL COMMENTS:

Per your conversation with Dick. If it turns out we really do have to pay it,
remember it's due by 16 December.

Thanks,

Comments or questions, please call: *Alan*

STATE WATER RESOURCES CONTROL BOARD

NOV 20 1995

*Schropp I
Cleanup*

INVOICE

Annual Fee for Waste Discharge Requirements
Required by SECTION 13260 of the California Water Code

To: 9505933 6S
ALGRICULTURAL INDUSTRIES, INC.
ATTN: RICHARD JONES
P.O. BOX 1076
WEST SACRAMENTO, CA 95691

DATE: 11-16-95
Invoice Number: 9505933
FFY: 1995/96

Re: BOARD ORDER NO. 91-260
For: SCHROPP RANCH
ATTN: RICHARD JONES
3880 MOUNTAIN HOUSE ROAD
BYRON, CA

Facility ID: 5B018000001
Program Type: NON16
Fee Rating Code: GEN

Charges:

Fees:

Annual fee for period 07-01-95 to 06-30-96:	\$	900.00
Surcharge For Pretreatment Program:.....	\$	0.00
Surcharge For Mining Program:.....	\$	0.00

Less Credits:

Credit for previously paid annual fees for this period:	\$	0.00
---	----	------

TOTAL CHARGES DUE 12-16-95

\$ 900.00

*SUSAN Wilson
916-255-3015*

Please do not send cash. If you have any questions regarding your bill, please call the REGIONAL BOARD AT (916) 255 - 3056.

(Cut on this line and return lower portion with your payment in the envelope provided)

FFY: 1995/96
Invoice Number: 9505933 (PLEASE PRINT THIS NUMBER ON CHECK)
AFBS Code: 5B0180000019511
Due Date: 12-16-95
Amount Due: \$ 900.00
Make Payable To: SWRCB/AFRS
Return To: SWRCB ACCOUNTING OFFICE
ATTN: AFRS
P.O. BOX 100
SACRAMENTO, CA 95812-0100

Address Correction Requested:
If your billing address is incorrect, please complete and return the enclosed address change form.

Facility: SCHROPP RANCH
ATTN: RICHARD JONES
3880 MOUNTAIN HOUSE ROAD
BYRON, CA

Billing: ALGRICULTURAL INDUSTRIES, INC.
ATTN: RICHARD JONES
P.O. BOX 1076
WEST SACRAMENTO, CA 95691

Sierra Bravo Company/WZI Inc.
18826 Lower Sacramento Road
Woodbridge, California 95258
(209) 369-9421
FAX (209) 369-9358

WZI Inc.
4700 Stockdale Highway, Suite 120
Bakersfield, California 93389
(805) 326-1112
FAX (805) 326-0191

FAX LEAD SHEET

To: ALAN

From: SGM

Regarding: ~~HAMATANI FARMS~~

Message: SCHROPP RANCH
@SR Prep

OCT 30, 1995

Total Number of Pages: _____

FAX Number: _____

Telephone Number: _____

File Number: _____

566-4566

GARRISON LAW CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

RECEIVED

OCT 18 1995

WZI INC.

REFER TO FILE

Schropp

October 16, 1995

Richard Jones
Agriculture Industries, Inc.
P.O. Box 1076
West Sacramento, CA 95691

Re: Crude Oil Impacted Soil Remedial Action Plan
Schropp Farms
3800 Mountain House Road, Byron, CA

Dear Mr. Jones:

Enclosed please find a fully executed copy of the Access Agreement between Shell Oil Company and Schropp Farms.

In addition, please contact our office with any comments or suggested revisions to the draft Remedial Work Plan forwarded to you on October 12, 1995. Mr. Manning of Shell has asked that we contact him as soon as possible with our response.

Thank you for your attention to this matter. Should you have any questions or require further clarification on the attached, please contact our office.

Sincerely yours,

GARRISON LAW CORPORATION



Jan Sutterfield
Legal Assistant

Enclosure

cc: Steve Muir, WZI

01370010



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

Via Facsimile

DATE: August 25, 1995

MEMO TO: Ms. Tammy Hammonds
Roy F. Weston Laboratories
FAX 209/983-0304

FROM: Richard G. Jones/Diane L. Hemminghaus

RE: Schropp Farms Water Analyses

I just spoke with Steve Muir on the telephone regarding payment for the analyses he requires: pH, total dissolved solids, iron content, manganese and hardness.

Payment up to \$100.00 is authorized, and will be paid immediately upon receipt of analyses and invoices. Please forward the original report to the address shown above, with a fax copy to Steve Muir at fax number 209/369-9358.

Please send the invoice to Schropp Farms in care of Agriculture Industries, Inc., once again to the address shown above.

Thank you, and please call Diane if you have questions or problems with this fax request.

dlh

cc: Steve Muir (via facsimile)

SIGNED: _____

A handwritten signature in cursive script, appearing to read 'Diane', is written over a horizontal line.



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beeson Blvd., West Sacramento, California 95691

(916) 372-5695 FAX: (916) 372-5615

Via Facsimile

DATE: August 24, 1995

MEMO TO: Ms. Tammy Hammonds
Roy F. Weston Laboratories
FAX 209/983-0304

FROM: Richard G. Jones/Diane L. Hemminghaus

RE: Schropp Farms Water Analyses

Regarding single water well sample, analyses for pH, total dissolved solids and iron content.

Our understanding is that the cost will be \$35.00 and payment is authorized immediately upon receipt of analyses. Please forward the original report to the address shown above, with a fax copy to Steve Muir at fax number 209/369-9358.

Please send the invoice to Schropp Farms in care of Agriculture Industries, Inc., once again to the address shown above.

Thank you, and please call Diane if you have questions or problems with this fax request.

dlh

cc: Steve Muir (via facsimile)

SIGNED:

RG Jones / Diane

Mr. Muir would also like Manganese and hardness tests done on same sample, at whatever the cost should be. Mr. Muir will be calling you shortly.

Diane
8/24/95
9:46



Bakersfield

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

WZI INC.

August 16, 1995

Mr. Richard Jones
Agriculture Industries Inc.
P.O. Box 1078
West Sacramento, California 95691

Re: *Schropp I Property*
Review of Contractor Billing and Project Status

Dear Dick:

I have reviewed the two invoices that D&S Dragline Service, Inc. submitted to you regarding the monitoring well development. Invoice #5178 was submitted for services conducted during the drilling of the five groundwater monitoring wells during October, 1993. The development of the monitoring wells at this period included the purging of all drilling sand and mud from the well and bailing. This effort took approximately 3 hours per well. I was present during this work.

At the conclusion of the wells being drilled and developed in October, 1993, I tried to sample the wells but found the wells would not produce water. This is likely the result of the wells being drilled into the clay and silt that is approximately 15 to 25 feet below the ground surface at the Schropp I property.

After two attempted monitoring periods, I requested D&S to overpump the wells in order to get a good flow of water into the wellbore. This effort was beyond the standard price quoted in the basic bid that D&S quoted Agriculture Industries. All five of the wells were pumped for a period of about 8 hours each. I was present during the beginning and end of this effort. This effort was important as it allowed the wells to fully open into the formation and get representative samples of the groundwater. Invoice #5732 indicates a cost of \$2,500.00 for this service.

The replacement groundwater supply well for the house is not included in these two invoices.

I would like to set up a meeting with you and Manfred at my Woodbridge office to discuss how to wrap up the underground storage tank investigation sometime in the very near future. This would require about one hour. Please advise when you would be available. Thank you very much.

Very truly yours,

BB B Black V.P. for

Stephen G. Muir
Manager, Geotechnical Services

SGM/baj

**WZI INC.
DOCUMENT APPROVAL SHEET AND JOB TICKET**

FILE NUMBER: 0137,0010 ORDERED BY: SGM

CLIENT: _____

TRANSFER FILE NAME(s) (if applicable): _____

Date/Time Needed: _____ Draft: _____ Final: _____

Date/Time Needed: _____ Final: _____ Final: _____

WORD PROCESSING USE ONLY

Document: Ltr File: .043 Dir.: 0137.0010

Document: _____ File: _____ Dir.: _____

Document: _____ File: _____ Dir.: _____

SGM
01370010 Ltr.
Std mail
today.
043

REVIEW & APPROVAL

R	CHECKED	DATE
	Proj Mgr, MJW, JDF, BB (Not originator)	
	Eng/Tech	
	Project Manager	
	Report: BB JKW Ltr/Memo: BB JKW ER	//
	BB MJW JDF	// 8-16
	Project Manager	//

SPECIAL DISTRIBUTION INSTRUCTIONS

NUMBER OF COPIES: Client ___ File ___ Author ___ Extra ___

OVERNIGHT TO: _____ ADDRESS _____

FAX TO: _____ FAX: () _____ PHONE: () _____

SPECIAL INSTRUCTIONS: OK to mail

This form must remain with the document at all times and be filed with the file copy of the document.

NO DOCUMENT WILL BE MAILED/FAXED, ETC. WITHOUT APPROPRIATE APPROVAL

0137,0000

RECEIVED BY

GARRISON LAW CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

JUN 26 1995

COPY

WZI INC.

ORIG to Client file REFER TO FILE
Schropp

June 23, 1995

Via facsimile 714/520-3737
and first class mail

Gerry F. Tintle
Senior Land Agent
Shell Oil Company
P.O. Box 4848
511 N. Brookhurst St.
Anaheim, CA 92801-5288

Re: Alameda County, California
Valley Pipeline System, R/W 2A-323
Agricultural Industries, Inc. - Schropp Farms

Dear Mr. Tintle:

Thank you for your recent correspondence and the attached Site Access Agreement and PICES' Work Summary. My client and I have had an opportunity to review Shell's proposed terms and conditions and offer the following comments.

As you are aware, the Access Agreement prepared by Shell Legal was a considerable departure from our proffered Agreement. Because of the great disparity in the two versions, I deemed it inappropriate to attempt to edit Shell's Agreement or to incorporate Shell's changes into the original document. As an alternative, I am taking a more expeditious approach, as detailed below.

The following provisions are integral to any Access Agreement between Schropp Farms and Shell Oil Company:

1. Indemnification from Shell;
2. Indemnification from Shell to Schropp's heirs, successors and/or assignors;
3. No waiver of Schropp's rights against Shell;
4. No arbitration;
5. The laws of California will apply;

GARRISON LAW CORPORATION

ATTORNEYS AND COUNSELORS AT LAW

691 MYRTLE STREET
POST OFFICE BOX 307
HALF MOON BAY, CALIFORNIA 94019



Steve Muir
WZI
4700 Stockdale Hwy., Suite 120
Bakersfield, CA 93389





Environmental Protection Services

A Division of

EPS ENGINEERING SERVICES, INC.

1400 Easton Drive, Suite 105, Bakersfield, CA 93309

P.O. Box 11063, Bakersfield, CA 93389

Phone (805) 322-6675 - FAX (805) 322-0332

FILE #

0137.0010

F A C S I M I L E T R A N S M I S S I O N

TO: Steve Muir

DATE: 5/11/95

COMPANY: WEI, inc

ADDRESS/PHONE: Fax 326-0191

FROM: Patrick Mbaba

TIME: _____

SUBJECT: Baldwin Ranch

NUMBER OF PAGES: (Including this page) 2

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, proprietary and exempt from disclosure under applicable law. If you are not the intended recipient, or the employee, or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone, and return the original message to us via the U.S. Postal Service.

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL: (805) 322-6675

INSTRUCTIONS

- As Requested
- As Discussed
- For Your Information
- Review & Respond
- Classified
- Unclassified
- Other

**EPS**

Environmental Protection Services

A Division of

EPS ENGINEERING SERVICES, INC.

1400 Easton Drive, Suite 105, Bakersfield, CA 93309

P.O. Box 11063, Bakersfield, CA 93389

Phone (805) 322-6675 • FAX (805) 322-0332

May 11, 1995

AGRICULTURE INDUSTRIES, INC.
P.O. Box 1076
West Sacramento, CA 95691
ATTN: Richard G. Jones, President

Re: Baldwin Ranch, Asbestos Survey


Dear Mr. Jones:

This letter is to confirm that a technical personnel shall be available to perform asbestos survey at the above referenced site as scheduled on May 15, 1995.

The price quotation stated in your letter dated May 5, 1995, was an estimate based on a verbal information received from Mr. Steve Muir of WZI, Inc. The actual completion time may vary, depending on the actual site conditions. You will be notified immediately upon completion of this project. An inspection report shall be available within 30 days upon completion.

Thank you for the opportunity to be of service. If there are any questions or if we can be of further assistance, please contact our office at (805)322-6675.

Sincerely,
ENVIRONMENTAL PROTECTION SERVICES/EPS



Patrick Mbaba, REA
District Engineer
California Registered Environmental Assessor No. 00740

cc: Steve Muir, WZI, inc.



WZI INC.

Bakersfield

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

FAX LEAD SHEET

To: Patrick

Company: _____

From: Stephen Muir

Subject: _____

Message: _____

Total Number of Pages, Include Cover Page: 2

Date Transmitted: 5-9-95

Fax Number: 322-0332

Telephone Number: _____

File Number: 9904 0137-0010

CONFIRMING TELEPHONE NUMBER IS (805) 326-1112

WZI INC. FAX NUMBER IS (805) 326-0191

Oper.: Date Sent: 5/9 Time Sent: 4:45 Initials: GE Return Original: Y N Copy Sender: Y N



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

322-0332
Patrick

(916) 372-5595 FAX: (916) 372-5615

RECEIVED BY

May 5, 1995

MAY 09 1995

WZI INC.

Environmental Protection Services
Post Office Box 11063
Bakersfield, California 93389

Gentlemen:

Re: Baldwin Ranch

I have been informed by Mr. Steve Muir of WZI, Inc. that your firm will take samples from buildings in southern Tulare County and test for asbestos for the following rates:

\$85.00/hour one person
\$45.00/hour second person

6 samples at \$45.00 each
Estimate one-half day

\$85 x 4	=	\$349
\$45 x 4	=	180
6 x \$45	=	<u>270</u>
		<u>\$790</u>

If this is correct please confirm it by letter ; we will confirm and forward you the address and location of the buildings to be tested.

I look forward to hearing from you.

Very truly yours,

Richard G. Jones
President

RGJ:dlh

cc: Mr. Stephen G. Muir

GARRISON LAW CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

REFER TO FILE
Schropp

March 31, 1995

Privileged and Confidential

Gerry F. Tintle
Senior Land Agent
Shell Oil Company
P.O. Box 4848
511 N. Brookhurst St.
Anaheim, CA 92801-5288

Re: Alameda County, California
Valley Pipeline System, R/W 2A-323
Agricultural Industries, Inc. - Schropp Farms

Dear Mr. Tintle:

Thank you for arranging our conference call on March 23, 1995. I believe that continued open communication between all parties will prove to be beneficial as we work through the issues associated with the subject site. To recap, the following people were in attendance:

Shell Oil Company	Gerry Tintle and Carlton Jordan
PICES Associates	Aklile Gessesse
WZI	Steve Muir
Counsel for Schropp Farms	Gregg Garrison

The primary focus of the discussion was to review the results of work performed to date and to delineate the next phase of investigation by Shell Oil Company. The following tasks will occur:

- Mr. Gessesse will file an unauthorized release form in conjunction with the corresponding analytical data with the Regional Water Quality Control Board within the next two weeks. I asked to see this notice in draft form prior to submittal.
- A workplan will be drafted to determine the lateral and vertical extent of the contaminant plume. It will be submitted to the appropriate regulatory agency within the next four weeks. I asked to see the workplan in draft form; it will be forwarded to WZI for their review prior to submittal.

Mr. Tintle
Shell Oil Company
March 31, 1995
Page 2

- Implementation of the workplan (once it is approved) and sampling events will begin in approximately four weeks. The primary areas to be sampled are: to the west of Mountain Road, as feasible; to the east of the former Shell pipeline; and random sampling will be conducted to the southeast, along the path of the former pipeline for the full extent of the Schropp property.
- Boreholes will be drilled to groundwater to determine the lateral and vertical extent of contamination to both soil and groundwater.
- Pursuant to Mr. Muir's information, there was a substantial known release associated with a break in the pipeline approximately 2,500 feet to the northwest of the area excavated along the Shell pipeline. This release was related to the pipeline and Shell has been apprised of this release.
- Mr. Jordan discussed Shell's intention to use source removal as the primary mechanism for remediation.

In sum, the next phase of investigation is to fully delineate the lateral extent of contamination and to conduct additional, random assessment along the pipeline.

Mr. Jordan gave his assurances that Shell will coordinate all proposed activities with the tenants to ensure that farming operations on the site are as uninterrupted as possible. To further expand that idea, I discussed the absolute necessity of being kept fully informed of all planned activities, including but not limited to being sent copies of correspondence in draft form, technical reports and analytical data. The intent is to avoid any surprises or the conveyance of information or data that may conflict with information currently on file.

We discussed the potential for an on-site supply of backfill material from the farm once a remedial plan is in progress. Treatment of groundwater was also discussed. The final focus of our discussion was the impact of the contamination on the marketability of the property. Shell representatives reiterated that any potential buyer would be given assurances that the contamination would not be a liability to the buyer.

We agreed that Shell's proposal to use source remediation for remediation was well selected in that it would be implemented and completed quickly, achieves the required cleanup levels of the

Mr. Tintle
Shell Oil Company
March 31, 1995
Page 3

property versus mere site closure, would create less inconvenience and interruption of the normal business activities of any tenant or buyer of the property caused by the available methods.

Finally, my client and I have appreciated the professional courtesy and cooperation shown by representatives of Shell Oil Company. By continuing to work in concert with Shell, we can expedite remediation and move this site to an acceptable resolution.

Sincerely yours,

Garrison Law Corporation



G. S. Garrison, R.E.A. & C.E.I.
Attorney at Law

cc: client
Dick Jones, Agriculture Industries
John Welch
Steve Muir, WZI
Aklile Gessesse, PiCES Associates

MEMORANDUM

DATE: February 9, 1995

TO: files

FROM: Brian P. Oliva *BPO*SUBJ: Site inspection of the Schropp Ranch, Mountain house Rd.,
Byron CA, on 2/8/95

Following a conversation with the consultant for the Schropp Ranch, an inspection of the site was undertaken. The purpose of investigation was to determine the proximity of the site to the north of the site, as related to the subject site and the potential discharge of a former petroleum crude oil pipeline owned by Shell Oil Co. In light of the fact that there are domestic wells in the area, including a public school, I believe it is essential that an investigation take place concerning said pipeline. The apparent pipeline location is to the north of the Schropp Ranch. I have contacted Robert Weston (from the East Team) concerning this suspected release. There is also the possibility of litigation concerning off-site migration from the property containing the former pipeline. It is not clear as to the liability for said discharge, however, this office should undertake an investigation based on the data submitted by the consultant of record for the Schropp Ranch

cc: R. Weston

Post-It™ brand fax transmittal memo 7671		# of pages ▶	
To	STEVE MUIR	From	BRIAN P. OLIVA
Co.	Schropp	Co.	AI Co. Du Haz
Dept.		Phone #	
Fax #	(705) 326-0411	Fax #	

GARRISON LAW CORPORATION
ATTORNEYS AND COUNSELORS AT LAW.

REFER TO FILE
Schropp

January 13, 1995

Brian P. Oliva,, REHS
Hazardous Materials Specialist
Dept. of Environmental Health
Alameda County
80 Swan Way, Room 200
Oakland, CA 94621

Re: Schropp Ranch
3880 Mountain House Road, Byron, CA

Dear Mr. Oliva:

Enclosed herewith are two copies of the Final Site Assessment Report Describing the Nature and Extent of Hydrocarbon Contaminated Soil and Results of Ground Water Investigation for the above-referenced site.

As the report states, WZI, the consultant for Schropp Ranch, offers the following assessment and recommendations for future work at the site:

- No further investigation of the gasoline contaminated soil on Schropp Ranch is warranted. Alameda County Department of Environmental Services is requested to issue an Interim Closure Letter for the soil phase of the Schropp Ranch.
- Groundwater monitoring wells should continue to be monitored until four successive quarters of monitoring indicate hydrocarbon constituents are below detection limits. The Mountain House School water well should continue to be monitored as long as the Schropp Ranch monitoring wells are being monitored.
- Alameda County Department of Environmental Services should take the necessary steps to insure that any potential hydrocarbon contamination of soil and groundwater of the neighboring property does not endanger the health and safety of the public."

Mr. Oliva
January 13, 1995
Page 2

In addition, Shell Oil has confirmed its responsibility for the crude oil contamination. Ronald J. Dold, Land Agent for Shell Pipe Line Corporation is the contact this contamination and can be reached at Shell Pipe Line Corporation, P.O. Box 4848, Anaheim, CA 92803, 714/520-3410.

If you have any further questions, please feel free to contact my office.

Sincerely yours,

Garrison Law Corporation



G. S. Garrison, R.E.A. and C.E.I.
Attorney at Law

Enclosures

cc: Richard Jones, AII, with enclosure
Steve Muir, WZI, without enclosure
Ron Dold, SPLC, without enclosure

GARRISON LAW CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

FILE #

REFER TO FILE
SCHROPP

November 11, 1994

Via facsimile and
first class mail

Dick Jones
Agriculture Industries
P.O. Box 95691
West Sacramento, CA 95691

RECEIVED BY

NOV 23 1994

WZI INC.

Steve Muir
WZI
4800 Easton Drive
Suite 114
Bakersfield, CA 93309

Re: Alameda County, California Valley Pipeline R/W 2A-323
Schropp Ranch Soil Contamination Claim

Dear Mr. Jones and Mr. Muir:

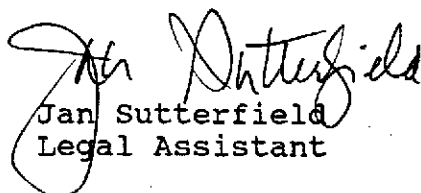
Our office was contacted by Shell Pipe Line Corporation late yesterday afternoon to advise us that the further site assessment, previously scheduled to begin November 11, 1994 had been rescheduled for next week, weather permitting.

They are currently planning to begin work on Thursday, November 17 and conclude on November 18, 1994. They have requested that a copy of WZI's final report be forwarded to them as soon as it is available to assist them in defining their field activities.

Should you have any questions, please contact our office.

Sincerely yours,

Garrison Law Corporation


Jan Sutterfield
Legal Assistant

GARRISON LAW CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

RECEIVED BY

FILE #

NOV 23 1994

WZI INC.

REFER TO FILE
SCHROPP

November 9, 1994

Via facsimile 805/326-0191
and first class mail

Steve Muir
WZI
4800 Easton Drive
Suite 114
Bakersfield, CA 93309
805/326-1112

Re: Alameda County, California Valley Pipeline R/W 2A-323
Schropp Ranch Soil Contamination Claim

Dear Mr. Muir:

This letter provides you with my comments on the October 1994 report prepared by WZI entitled, "Final Site Assessment Report Describing the Nature and Extent of Hydrocarbon Contaminated Soil and Groundwater." I have identified the following areas which require follow up.

1. Page 7, ¶ 1: "reportedly because it could not maintain fuel levels and appeared to be leaking.

- What is the source of this information?
- Are there any documents or interviews that support this assessment?

2. Page 7, ¶ 2:

- Holck's name is misspelled.
- What were Mr. Holck's observations about the condition of the tank, piping and dispenser upon removal?

3. Page 7, ¶ 3: "Leakage from this tank and surface spillage of fuel is considered to be the source of gasoline contamination in the soil on the Schropp property.

- Did the first tank contribute to the contamination?
- Do you have any documentation, photographs or observations for tank one or tank two concerning the following:
 - a. Were all pipes in place and secure?
 - b. Was the dispenser tight, i.e., without apparent leaks from the plumbing?

Mr. Muir
November 9, 1994
Page 2

- c. Was soil staining present around or below the pump area?
- d. What was the length of the piping between the tank and the dispenser?
- e. Who was responsible for maintaining the system?
- f. Who filled the tanks?
- g. What product was stored in the tanks?
- h. Did the product change over time?

4. Page 9, ¶ 1: Preliminary Reconnaissance

- Based on the lateral and vertical extent of the contamination, the subsurface soil types and the underlying strata or grain size, can you or have you estimated the following:
 - a. Total volume of the release(s).
 - b. Duration of the release(s).
 - c. Type of product released (e.g., leaded gasoline, diesel, etc.).

We had uncovered a brass label on the tank that identified certain information such as maker, etc. Can we get a transcription of that label? This should help further identify the date of installation and ownership or control of the tank.

We recently spoke with former owner Mr. Wing, whose recollection is as follows: In 1965, he purchased the property from Fred Snead with the tank already installed. Therefore, the minimum age of the tank would have to pre-date 1965. It was Mr. Wing's recollection from conversations with the fuel delivery driver that the tank was installed by Standard Oil.

Standard Oil was located in Byron and was the source for delivery and maintenance of the system. On other files in northern California, it has been our experience that Standard Oil operated under an agreement whereby they would install and maintain fuel delivery systems at their own expense in exchange for being the sole source supplier.

On older files, we have been able to research and recover dates of installation and installers by reviewing the county files in the county tax assessor/collector's office or building permits office. A review of records in this case might offer information concerning the installation of the tank.

Mr. Wing's recollection of the pre-1965 tank removal and new installation was that Standard Oil determined that the new tank was needed; however, his understanding of Standard Oil's reasons

FILE #

Mr. Muir
November 9, 1994
Page 3

is not clear. He believed the fuel delivery driver for Standard Oil would know why the new system was installed. Unfortunately, he did not remember the driver's name; however, he conjectured that some "old-timers" around Byron probably would. If we are to document dual releases from tank one and tank two, this information is critical.

I have spoken with Dick Jones of AII and received his comments on the report. His corrections are as follows: On page 7, ¶ 1, the last sentence should read "until the fall of 1989." Also on page 7, ¶ 2, the first sentence should begin, "During January of 1992..."

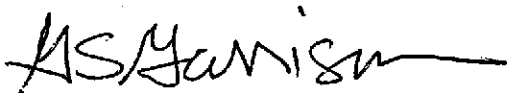
I would greatly appreciate your contacting this office so we can discuss appropriate revisions to the report and an appropriate means by which we can follow up the report to get the additional information discussed above.

Please be advised that Shell Pipe Line Corporation will be conducting the next phase of the subject site assessment beginning Friday, November 11 at 9:00 a.m. and ending Saturday, November 12.

Thank you for your attention and cooperation in this matter. I look forward to speaking with you soon.

Sincerely,

GARRISON LAW CORPORATION



G. S. Garrison, R.E.A., C.E.I.
Attorney at law

GSG/jes

cc: client

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Schoopy Ranch Today's Date 10/4/93

Site Address 380 Mountain House Lane

City Byron Zip 94 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

Remediation

Time
1.5

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

One site for investigation related to the installation of 3 monitoring wells - the contractor and the consultant was on scene (Steve Merrill, Consultant) took place concerning the next phase of investigation - soils that were found to be N.D. were placed back in the excavated pit, there is still areas of contamination by the N property line. following the establishment of the hydraulic gradient, future plans/investigation is contemplated - Reports to be forthcoming -

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OnSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(a)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- General
- 1. Permit Application 25284 (H&S)
 - 2. Pipeline Leak Detection 25292 (H&S)
 - 3. Records Maintenance 2712
 - 4. Release Report 2651
 - 5. Closure Plans 2670

Monitoring for Existing Tanks

- 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose Semi-annual groundwater One time soils
 - 3) Daily Vadose One time soils Annual tank test
 - 4) Monthly Gndwater One time soils
 - 5) Daily inventory Annual tank testing Cont pipe leak det Vadose/gndwater mon.
 - 6) Daily inventory Annual tank testing Cont pipe leak det
 - 7) Weekly Tank Gauge Annual tank testing
 - 8) Annual Tank Testing Daily Inventory
 - 9) Other _____

- 7. Precls Tank Test Date: 2643
- 8. Inventory Rec. 2644
- 9. Soil Testing . 2646
- 10. Ground Water. 2647

New Tanks

- 11. Monitor Plan 2632
- 12. Access. Secure 2634
- 13. Plans Submit 2711
- Date: _____
- 14. As Built 2635
- Date: _____

Rev 6/88

II, III

Contact: _____

Title: _____

Signature: _____

Inspector: Bruce Olson

Signature: _____

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

September 16, 1993

Richard G. Jones
Agriculture Industries Inc.,
P.O. Box 1076, 3002 Beacon Blvd.,
West Sacramento, CA 95691

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Subject: Schropp Ranch, 3880 Mountain House Rd., Byron CA

Dear Mr. Jones:

This office has received the "Interim Project Report and Request for Modification of Workplan", for the above site, dated August 31, 1993, from WZI Inc. (WZI), your consultant of record. Thank you for informing this office of any potential changes in the approved workplan.

Upon review of the document, and following telephone communication with WZI, this office concurs with your request to return soils that were removed from the excavated pit. These soils were either treated by aeration approved and permitted by the governing Air Board, or found to be Non-Detect (ND) for Total Petroleum Hydrocarbons and BTEX constituents.

Please be advised that a workplan summary must be forwarded to this office outlining the procedure used to verify the ND characterization of the soils to be returned. According to Steve Muir, of WZI, there have been at least 50 laboratory samples analyzed for their constituents.

In so far as the request to backfill the site with soil with concentrations above the ND limit, such a request should be directed to the Central Valley Regional Water Quality Control Board as this would technically, constitute a "discharge".

Please call this office if you have any questions concerning the site. The number is (510) 271-4320.

Sincerely,

A handwritten signature in cursive script that reads "Brian P. Oliva".

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

cc: Steve Muir, WZI Inc., Box 9217, Bakersfield, CA 93389
Gorden Boggs, CVRWQCB

Re

MEMORANDUM

DATE: August 2, 1993
TO: files
FROM: Brian P. Oliva
SUBJ: site visit Schropp Ranch on 7/29/93

On Thursday July 29, 1993, a site visit was made at the request of the consultant for the RP at the site. A discussion took place concerning the site and the levels of contamination that were found. Soil removal and aeration was done at the site to the extent possible, ie, excavations had taken place down to groundwater. in an area north of the former UST. Soil contamination in excess of 400 ppm was encountered. This soil was removed up to the property boundary line on the north side. Following removal of the soil it was aerated to approximately 2ppm in the soil. The consultant now requests that the soil be replaced in the excavated pit. I spoke with Ravi who relayed to me that as long as there is no threat to human health that it would probably be OK to do. A new domestic well is to be installed at the site in an area removed from the contamination. This well will be several hundred yards south of the former UST area. It should also be noted that monitoring wells are to be installed at the site. There are problems concerning the hydraulic gradient at the site due to watering the various crops at the site a decision will have to be made concerning the actual direction of groundwater flow. A report concerning all activities at the site will be forthcoming as per the consultant for the RP.

~~Brian P. Oliva~~



WZI INC.

Bakersfield

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

Fresno

4700 East Herndon Avenue, Suite 203
Fresno, California 93720
209/261-9160
209/261-9171 FAX

FAX LEAD SHEET

To: Brian Oliva

Company: Alameda County

From: Sue Kiser

Subject: _____

Message: _____

Total Number of Pages, Including Cover Page: 2

Date Transmitted: 6-11-93

Fax Number: 510-569-4757

Telephone Number: 510-271-4320

File Number: 0137-0010

CONFIRMING TELEPHONE NUMBER IS (805) 326-1112

WZI INC. FAX NUMBER IS (805) 326-0191

Oper.: Date Sent: ___ Time Sent: ___ Initials: ___ Return Original: Y N Copy Sender: Y N

MEMORANDUM

TO: Brian Oliva
Alameda County

DATE: June 11, 1993

FROM: Susan Chandler Kiser (for Stephen G. Muir) *SK*

SUBJECT: Agriculture Industries Schropp Ranch

1. The RWQCB has issued the water discharge requirements (WDR) for the project, you have been copied on the RWQCB documents.
2. Water in the excavation has been tested and is in compliance with the WDR permit.
3. The third quarterly sampling for the Mountain House School water well is currently being collected. All tests to date have been nondetected. Third quarterly report will be forthcoming in about 10 days.
4. Steve will call to discuss project from the field.

0137.0010.028

WZI Inc., 4700 Stockdale Highway, Suite 120, Bakersfield, California (805)326-1112

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD —
CENTRAL VALLEY REGION**

3443 ROUTIER ROAD, SUITE A
SACRAMENTO, CA 95827-3098
PHONE: (916) 255-3000
FAX: (916) 255-3015



4 May 1993

Mr. Richard G. Jones, President
Agriculture Industries, Inc.
P.O. Box 1076
West Sacramento, CA 95691

NOTIFICATION OF APPLICABILITY OF GENERAL WASTE DISCHARGE REQUIREMENTS (ORDER NO. 91-25000) - AGRICULTURE INDUSTRIES, INC., SCHROPP RANCH, ALAMEDA COUNTY (ORDER NO. 91-25005)

You have submitted information to complete the Report of Waste Discharge for the above referenced project. Based on the information in your submittal, it is approved under our General Order for Land Disposal of Ground Water from Cleanup of Petroleum Fuel Pollution Waste Discharge Requirements (General Order). Enclosed is a copy of the General Order. All the requirements contained in the General Order will be applicable to your project. You are hereby assigned General Order No. 91-25005 for the Schropp Ranch Soil Cleanup and Dewatering Project

Enclosed is a copy of Monitoring and Reporting Program No. 91-25005 which prescribes minimum wastewater monitoring requirements for compliance with the General Order. Please note that the Monitoring and Reporting program sets forth minimum requirements, and that additional monitoring may be necessary for process control or for evaluating the effectiveness of the ground water system at your site.

PROJECT LOCATION

The ground water contamination plume, treatment system, and disposal area are at 3880 Mountain House Road, Byron, California in Section 6, T2S, R4E, MDB&M, with surface water drainage to Old River, as shown in Attachments A and B, which are attached and part of the Order by reference. Schropp Ranch is an active farm, currently growing alfalfa.

PROJECT DESCRIPTION

Agricultural Industries, Inc., proposes to discharge treated ground water from dewatering during cleanup of soils at an underground storage tank leak site by spray irrigation to a crop of alfalfa. Extracted ground water will pass through a series of 20,000 gallon Baker Tanks after removal of any free product. The water is then passed through activated carbon trains, which consist of carbon vessels containing 200 pounds of carbon. The discharge from the carbon trains will be to 20,000 gallon Baker Tanks. Each batch of water will be tested to determine if waste discharge limitations will be met prior

Mr. Richard Jones
Agriculture Industries, Inc.

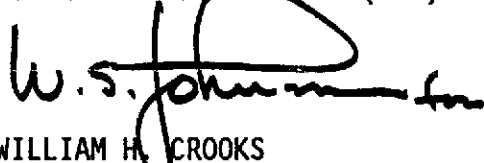
-2-

to discharge to the dredge disposal area. If limitations are potentially exceeded, then the water will be sent through the carbon vessels again. It is anticipated that the maximum discharge volume during any one time will be 10,000 gallons. No runoff from the alfalfa fields will occur during and after irrigation.

GENERAL INFORMATION

1. The project shall be constructed and operated in accordance with the requirements contained in the General Order and in accordance with the information submitted in the Report of Waste Discharge.
2. Regional Board staff shall be notified at least 24 hours prior to the start of project construction activities.
3. The required annual fee (as specified in the annual billing you will receive from the State Water Resources Control Board) shall be submitted until this Notice of Applicability is officially revoked.
4. Discharge of material other than ground water from the investigation and cleanup of petroleum fuel pollution is prohibited.
5. The discharge of wastes or wastewater into any surface water or surface water drainage course is prohibited.
6. Failure to abide by the conditions of General Order could result in an enforcement action as authorized by provisions of the California Water Code.

If you have any questions or comments regarding this permit, please contact Alexander MacDonald at (916) 255-3025.


WILLIAM H. CROOKS
Executive Officer

Enclosure: General Order No. 91-25000
Standard Provisions

cc: Mr. Brian Oliva, Alameda County Environmental Health Department, Oakland
Mr. Stever Muir, WZI, Inc., Bakersfield

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
CENTRAL VALLEY REGION

MONITORING AND REPORTING PROGRAM NO. 91-25005

FOR

AGRICULTURE INDUSTRIES, INC.
SCHROPP RANCH
SOIL REMEDIATION AND DEWATERING
ALAMEDA COUNTY

INFLUENT MONITORING

Influent samples shall be collected after the last connection before the wastes enter the treatment process. Influent samples should be representative of the volume and nature of the influent. Times of collection of a grab sample shall be recorded. The following shall constitute the influent monitoring program:

<u>Constituents</u>	<u>Units</u>	<u>Type of Sample</u>	<u>Sampling Frequency</u>
Total Petroleum Hydrocarbons ¹	mg/l	Grab	Each Batch ²
Benzene ³	µg/l	Grab	Each Batch ²
Ethyl Benzene ³	µg/l	Grab	Each Batch ²
Toluene ³	µg/l	Grab	Each Batch ²
Xylene ³	µg/l	Grab	Each Batch ²

¹ EPA Method 8015, Modified, GCFID.

² Each batch consists of 20,000 gallons or less.

³ EPA Method 602, or an equivalent method.

EFFLUENT MONITORING

Effluent samples shall be collected downstream from the last connection through which wastes can be admitted into the discharge. The sample can be taken from the Baker Tank receiving effluent from the treatment system. Effluent samples should be representative of the volume and nature of the discharge. Time of collection of a grab sample shall be recorded. The following shall constitute the effluent monitoring program:

<u>Constituents</u>	<u>Units</u>	<u>Type of Sample</u>	<u>Sampling Frequency</u>
Total Petroleum Hydrocarbons ¹	mg/l	Grab	Each Batch ²
Benzene ³	µg/l	Grab	Each Batch ²
Ethyl Benzene ³	µg/l	Grab	Each Batch ²
Toluene ³	µg/l	Grab	Each Batch ²
Xylene ³	µg/l	Grab	Each Batch ²

¹ EPA Method 8015, Modified, GCFID.

² Each batch consists of 20,000 gallons or less.

³ EPA Method 602, or an equivalent method.

REPORTING

In reporting the monitoring data, the Discharger shall arrange the data in tabular form so that the date, the constituents, and the concentrations are readily discernable. The data shall be summarized in such a manner to clearly illustrate the compliance with waste discharge requirements.

The monitoring report shall be submitted following each sampling and prior to discharge to the alfalfa fields.

The results of any monitoring done more frequently than required at the locations specified in the Monitoring and Reporting Program shall be adopted by the Board.

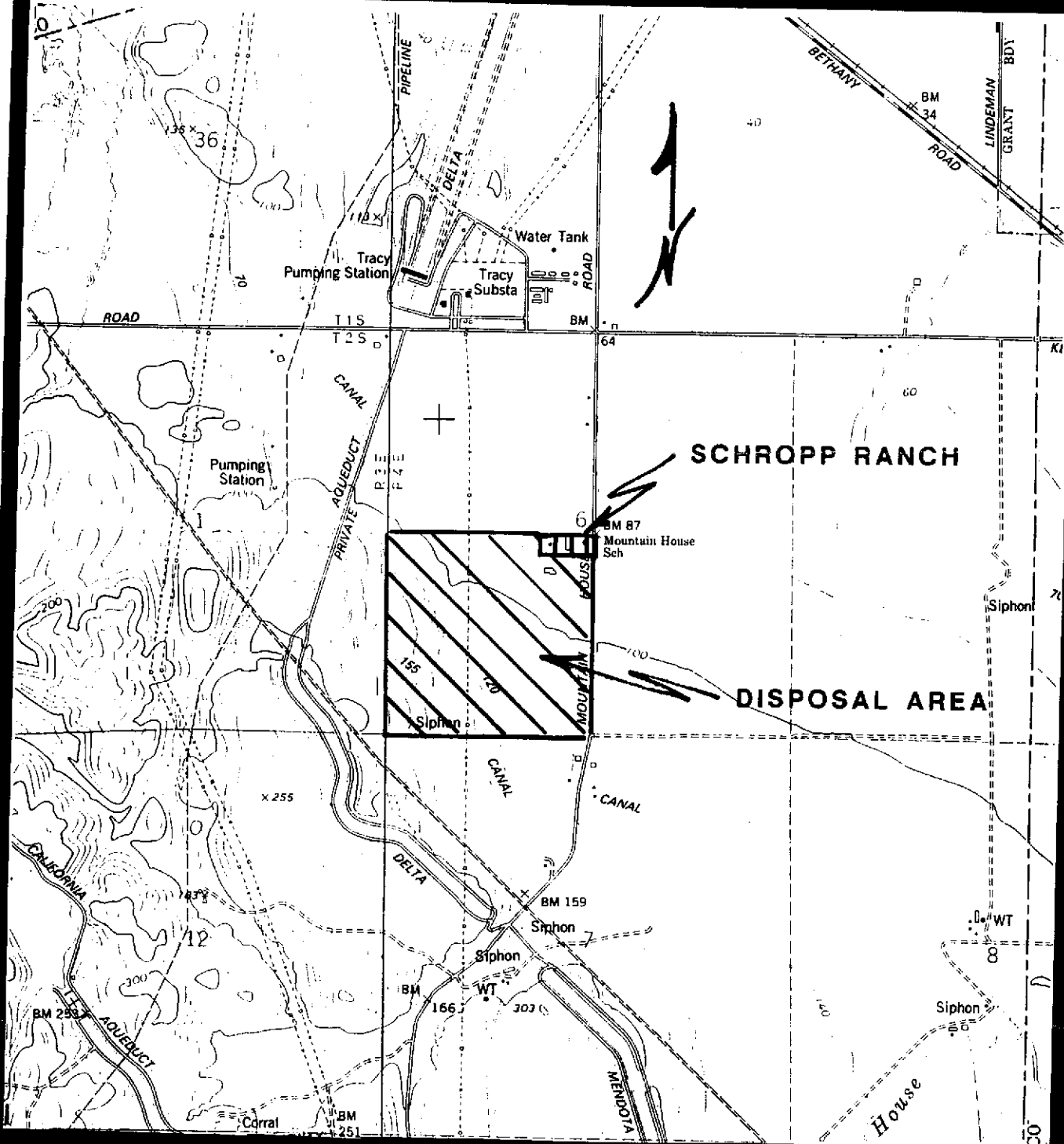
The Discharger shall have the responsibility to notify the Regional Board immediately upon knowing of a spill to surface waters or to land that could result in degradation of waters of the State.

The Discharger shall implement the above monitoring program immediately upon commencement of the sheet pile driving activities.

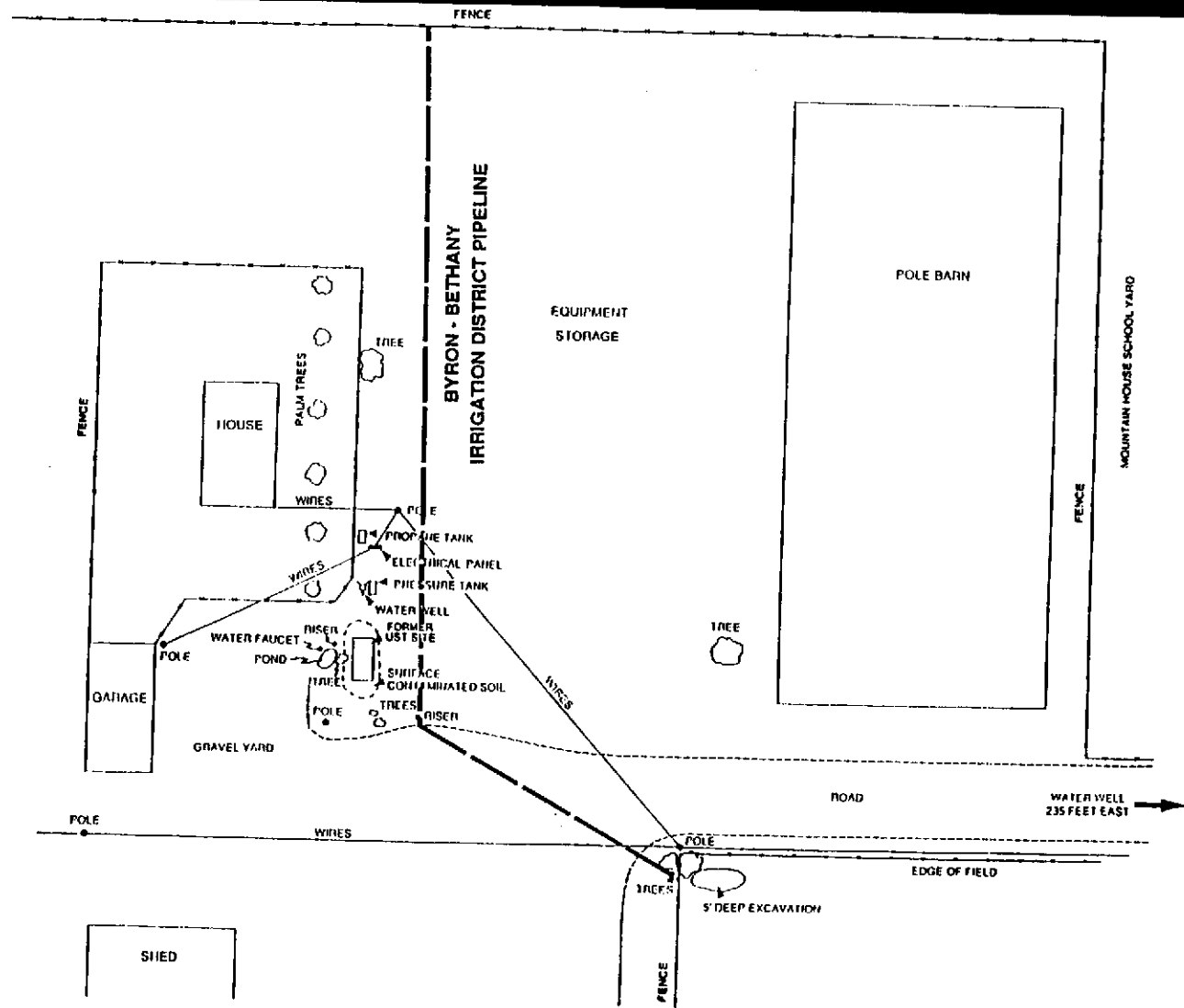
This Monitoring and Reporting Program may be modified by the Executive Officer.

Ordered by: W.S. Johnson for
WILLIAM H. CROOKS, Executive Officer

4 May 1993
(Date)



ATTACHMENT A
AGRICULTURE INDUSTRIES, INC., SCHROPP RANCH
ALAMEDA COUNTY
SECTION 6, T2S, R4E, MDB&M
U.S.G.S. 7.5' CLIFTON COURT QUAD
SCALE 1" = 2000'



ATTACHMENT B
AGRICULTURE INDUSTRIES, INC., SCHROPP RANCH
ALAMEDA COUNTY
SITE MAP



Southern California Service Center
St. Paul Fire and Marine Insurance Company
P.O. Box 5000
Brea, California 92622-5000
714-993-4430 Fax 714-528-6934

SEARCHED
SERIALIZED
INDEXED
MAY 10 1993

April 29, 1993

Environmental Health Services
Hazardous Materials Division
80 Swan Way
Oakland, CA

St. Paul File Number : 104BG 8621 04L001
Policyholder : Wing, Robert and Betty
Site : 3880 Mountain House Road
Byron, California

Gentlemen:

Information under the Freedom of Information Act is requested in connection with the alleged contamination concerning the referenced site.

I am requesting copies of all documents relating to the referenced site as follows:

1. The identities of the parties deemed by the Environmental Health Services Hazardous Materials Division to be potentially responsible for the releases of toxic and hazardous substances at the site and who may be required to implement relief action or be liable for costs incurred by the government for investigation, planning and clean up of the site.
2. Any and all documents concerning St. Paul's policyholder and their potential responsibility in connection with the site.
3. Documents relating to the discovery by the Environmental Health Services Hazardous Materials Division of the releases or threatened releases of hazardous substances, pollutants and contaminants from the site and damage, if any, they have caused, including such documents as

THE ST. PAUL

104BG 8621 04L001

Page 2

reports of instances, correspondence, newspaper articles and sample tests and results.

If you claim an exemption for any material requested, please describe the document withheld and the specific reason for the withholding. You may send an invoice for the copy costs, or advise me by telephone and I will ensure payment.

Please refer to our file number on your reply.

Sincerely,

ST. PAUL FIRE & MARINE INSURANCE COMPANY



Tom Vaughan
Senior Claim Representative
TV/ne

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # 4243 Site Name Shopp Ranch Today's Date 7/28/93

Site Address 3880 Mar

City Bayton Zip 94 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks remediation

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

On site for investigation of site. I had requested the consultant to discontinue operation what appears to be a treatment system (aeration) in 4 large "traker" tanks - there had been no prior approval by the Central Water Quality Control Board.

There is also a contaminated well in the area of an excavated pit in the proximity of a public school. I spoke with the administrators concerning the continued use of bottled water until such time as MCL levels in the water from their domestic well has been attained.

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- | | |
|-------------------------------|---|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose
Semi-annual groundwater
One time soils |
| | 3) Daily Vadose
One time soils
Annual tank test |
| | 4) Monthly Gndwater
One time soils |
| | 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon. |
| | 6) Daily Inventory
Annual tank testing
Cont pipe leak det |
| | 7) Weekly Tank Gauge
Annual tank testing |
| | 8) Annual Tank Testing
Daily Inventory |
| | 9) Other _____ |
| New Tanks | <input type="checkbox"/> 7. Precls Tank Test 2643
Date: _____ |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Soil Testing . 2646 |
| | <input type="checkbox"/> 10. Ground Water. 2647 |
| | <input type="checkbox"/> 11. Monitor Plan 2632 |
| | <input type="checkbox"/> 12. Access. Secure 2634 |
| | <input type="checkbox"/> 13. Plans Submit 2711
Date: _____ |
| | <input type="checkbox"/> 14. As Built 2635
Date: _____ |

Rev 6/88

II, III

Contact: _____

Title: _____

Signature: _____

Inspector: Bruce

Signature: _____

April 15, 1993

Mr. Alex McDonald
California Regional Water Quality Control Board
Central Valley Region
3443 Routier Road, Suite A
Sacramento, California 95827-3098

Re: *Agricultural Industries*
Waste Water Discharge Permit Information Request

Dear Alex:

Attached per your request is the laboratory analyses of the subject waste water. All of the discharged water will be used for the irrigation of alfalfa which should not be consumed by humans.

If you require any additional information please let Steve Muir or me know. We appreciate your assistance with this permit application.

Very truly yours,

Susan Chandler Kiser, R.G., R.E.A.
Vice President, Project Development

SCK/er
Enclosure
0137.0010.026

0137-0010



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

April 13, 1993

Mr. Anthony J. Costello
3681 A Mountain House Road
Tracy, California 95376

Dear Mr. Anthony:

Re: Schropp Ranch Environmental Investigation
3880 Mountain House Road, Byron, California

This letter is to confirm what we discussed today regarding the drilling of test borings on your property to assist in defining the lateral extent of hydrocarbon contamination that we believe may be located on your property.

We would like to have you permit our consultant, WZI, Inc. to place approximately 6 to 10 shallow borings in your field. Soil samples would be obtained and analyzed for hydrocarbon contamination. After the borings have been sampled all dirt will be filled in and the field cleaned up. This activity will not harm any of your crops and will be done at the appropriate time so as to not interfere with any irrigation schedule or farming activity.

We will share all information we obtain with you. All costs will be paid for by our client, Schropp Ranch. In addition, we agree to indemnify you from any accidents or problems encountered by our consultant, WZI, Inc. WZI, Inc. has general liability insurance and will be happy to name you as an additional insured on their policy for this effort.

We would like to conduct this investigation during the next two weeks as your schedule allows. If you are in agreement with this please sign both copies provided to you below and return one to us. If you have any questions please do not hesitate to contact either myself at 916/372-5595 or Mr. Steve Muir of WZI, Inc. at 805/326-1112. Thank you very much.

Very truly yours,

Richard G. Jones
President

RGJ:dlh

Enclosures

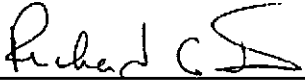
cc: Mr. Manfred W. Schropp
Mr. Stephen G. Muir

PERMIT TO DRILL

This permit is granted to Agriculture Industries, Inc. and their consultants to drill test borings in the alfalfa field immediately north of 3880 Mountain House Road, Byron, California. The test borings are in support of an environmental related project at the property located at 3880 Mountain House Road and soil samples will be obtained and analyzed for hydrocarbon contamination. A copy of all information obtained will be provided to Anthony Costello. Agriculture Industries and their consultants agree that this effort will not be billed to Mr. Anthony Costello. Agriculture Industries will indemnify Anthony Costello from any damages caused by the test borings. This permit will extend for a period of ninety days and will be revokable at any time by Mr. Costello. Agriculture Industries will agree to obtain prior permission from Mr. Costello to enter the property at least 48 hours before planned time of entry. Mr. Costello will be notified when Agriculture Industries has completed their work. Agriculture Industries will insure that all borings are properly filled in and plugged prior to leaving the Costello property.

Agreed to this ____ day of April, 1993.

Anthony J. Costello



Richard G. Jones, President
Agriculture Industries, Inc.

FILE #

0137,0010A

California Regional Water Quality Control Board Central Valley Region

3443 Rortier Road, Suite A
phone: (916) 255-3000



Sacramento, CA 95827-3098
fax: (916) 255-3015



FAX TRANSMITTAL PAGE

Date: 3/18/93

To: Sue Kaiser

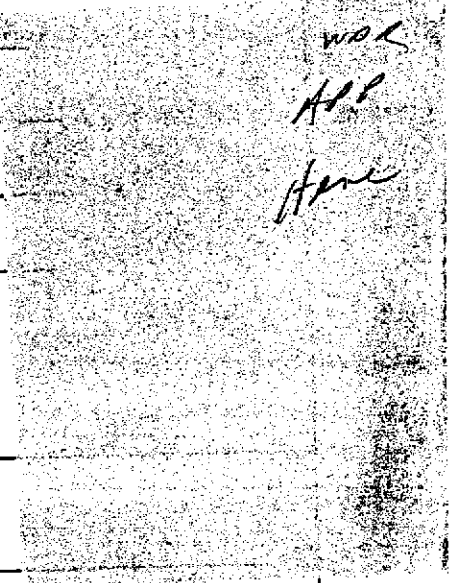
From: Wendy Cohen

Sender's Phone: (916) 255- 3075 or CALNET 8-494- _____

Number of Pages
(including cover): 5

Subject: Fee schedule

Comments: _____



wol
APR
Amc

If any problems occur in receiving, please call one of the numbers listed above.

SECTION 2200,
CHAPTER 9, DIVISION 3, TITLE 23, CALIFORNIA CODE OF REGULATIONS

2200. Annual Fee Schedule

- (a) (1) Each person for whom waste discharge requirements have been prescribed pursuant to Section 13263 of the Water Code shall be subject to an annual fee in accordance with the following schedule:

SCHEDULE OF ANNUAL FEES

RATING	PROGRAM		
	NPDES PERMIT ¹	NON-CHAP 15 WDR ²	CHAP 15 WDR ³
I-a	\$10,000	\$10,000	\$10,000
I-b	\$ 7,000	\$ 5,500	\$ 7,500
I-c	\$ 5,500	\$ 3,000	\$ 6,000
II-a	\$ 4,000	\$ 2,000	\$ 5,000
II-b	\$ 2,000	\$ 1,200	\$ 4,000
II-c	\$ 1,200	\$ 900	\$ 3,000
III-a	\$ 1,000	\$ 750	\$ 2,000
III-b	\$ 750	\$ 400	\$ 1,500
III-c	\$ 400	\$ 200	\$ 750

¹ National Pollutant Discharge Elimination System (NPDES) permits are issued to point source discharges of pollutants to surface waters and are issued pursuant to Water Code Chapter 5.5 which implements the federal Clean Water Act. Examples include, but are not limited to, public wastewater treatment facilities, industries, power plants, and ground water cleanups discharging to surface waters.

² Non-Chapter 15 Waste Discharge Requirements (Non-Chap 15 WDRs) are those discharges of waste to land which are regulated through waste discharge requirements issued pursuant to Water Code Section 13263 that do not implement the requirements of Chapter 15 of Division 3 of Title 23. Examples include, but are not limited, to waste water treatment plants, erosion control projects, and septic tank systems.

³ Chapter 15 Waste Discharge Requirements (Chap 15 WDRs) are those discharges of waste to land which are regulated through waste discharge requirements issued pursuant to Water Code Section 13263 that implement the requirements of Chapter 15 of Division 3 of Title 23. Examples include, but are not limited to, landfills-- both active and closed--and mining operations.

Municipal dischargers with approved pretreatment programs shall be subject to a surcharge of \$3,800.

Facilities regulated pursuant to the requirements of Chapter 15 and discharging mining waste shall pay a surcharge in accordance with Chapter 642 of the Statutes of 1989.

NPDES permits for area-wide urban storm water discharges, as defined by EPA (40 CFR Part 122), for areas with a population greater than 100,000 persons shall be subject to an annual fee of \$10,000. NPDES permits for areawide urban storm water discharges, as defined by EPA, for areas with a population less than 100,000 persons shall be subject to an annual fee of \$5,000.]

Annual fees for individual NPDES permits for industrial storm water discharges shall be based on the discharge's threat to water quality and complexity in accordance with the schedule at Section 2200(a)(1).

Industrial storm water discharges regulated by a general (NPDES) storm water permit and which discharge to a municipal storm water system regulated by an areawide urban storm water permit shall pay an annual fee of \$250.00. All other industrial storm water discharges regulated by a general (NPDES) storm water permit shall pay an annual fee of \$500.00. An amount equal to these fees shall be submitted with the discharger's Notice of Intent to be regulated under a general (NPDES) permit and shall serve as the first annual fee. Facilities required to have a (NPDES) storm water permit that are regulated by waste discharge requirements adopted pursuant to Water Code Section 13263 shall be exempt from the annual fee for regulation of storm water discharges.

Discharges regulated by a general permit for discharges other than storm water shall be subject to an annual fee of \$1,000.

Fees for fill or dredge operations shall be assessed on an annual basis for as long as the waste discharge requirement is in effect, as follows:

- | | |
|---------|---|
| Fill: | One acre or less, flat fee of \$1,000.
More than one acre, \$1,000 per acre or part thereof (not to exceed statutory maximum). |
| Dredge: | Less than 10,000 cubic yards, flat fee of \$500.
10,000 to 20,000 cubic yards, flat fee of \$2,000.
More than 20,000 cubic yards, \$2,000 plus \$250 for each additional 5,000 cubic yards or part thereof (not to exceed the statutory maximum). |

(2) Rating is based on the discharge's threat to water quality and complexity [] as defined as follows:

THREAT TO WATER QUALITY

Category I -

Those discharges of waste which could cause the long-term loss of a designated beneficial use of the receiving water. Examples of long-term loss of beneficial use would include the loss of a drinking water supply, the

closure of an area used for water contact recreation, or the posting of an area used for spawning or growth of aquatic resources, including shellfish and migratory fish.

Category II - Those discharges of waste which could impair the designated beneficial uses of the receiving water, cause short-term violations of water quality objectives, cause secondary drinking water standards to be violated, or cause a nuisance.

Category III- Those discharges of waste which could degrade water quality without violating water quality objectives, or cause a minor impairment of designated beneficial uses compared with Category I and Category II.

COMPLEXITY

Category "a"- Any major NPDES discharger; any discharge of toxic wastes; any small volume discharge containing toxic waste or having numerous discharge points or ground water monitoring; any Class I waste management unit.

Category "b"- Any discharger not included above which has physical, chemical, or biological treatment systems (except for septic systems with subsurface disposal), or any Class II or Class III waste management units.

Category "c"- Any person for whom waste discharge requirements have been prescribed pursuant to Section 13263 of the Water Code not included as a Category "a" or Category "b" as described above. Included would be discharges having no waste treatment systems or that must comply with best management practices, discharges having passive treatment and disposal systems, such as septic systems with subsurface disposal systems, or dischargers having waste storage systems with land disposal.

- (b) Dischargers who own or operate confined animal feedlots, including dairies, shall not be subject to an annual fee. They shall be subject to a filing fee of \$2,000 to be submitted with each report of waste discharge. If waste discharge requirements are waived pursuant to Section 13269 of the Water Code, a refund of the filing fee will be made in accordance with Subsection (h). For the purposes of this Section, a Notice of Intent (NOI) submitted pursuant to Section 2200(a)(1) is considered to be a report of waste discharge.
- (c) The State Board shall notify each discharger annually of the fee to be submitted, the basis upon which the fee was calculated, and the date upon which the fee is due.
- (d) Persons proposing a new discharge shall submit a report of waste discharge accompanied by a fee equal in amount to the annual fee specified in Subsection (a) of this section. This fee shall act as the first annual fee. If the submittal of this first annual fee does not coincide with the current year billing cycle, then the next, and only the next, billing shall be adjusted to account for the payment of a full annual fee for a partial year of operation.
- (e) Dischargers regulated by National Pollutant Discharge Elimination System (NPDES) permits issued pursuant to federal law shall not begin paying an annual fee until such time as the NPDES permit is due to be reissued.

- (f) Application for the reissuance of an expiring NPDES permit shall be accompanied by a fee equal in amount to the annual fee specified in Subsection (a) of this section. This fee shall act as the first annual fee. If the submittal of the first annual fee does not coincide with the current year billing cycle, then the next, and only the next, billing shall be adjusted to account for the payment of a full annual fee for a partial year of operation.
- (g) Failure to pay the annual fee is a misdemeanor and will result in the Regional Board seeking the collection of fees through the enforcement provisions provided in Water Code Section 13261.
- (h) Any refund made pursuant to Section 13260(e), or for any other reason, shall withhold sufficient funds to cover actual staff time spent in reviewing the report of waste discharge which shall be calculated using a rate of \$50.00 per hour.

NOTE: Authority cited: Section 1058, Water Code. Reference Section 13260, Water Code.



D&S Dragline Service

FACSIMILE COVER SHEET

FILE #
0137.0010A

To Fax number: (805) 326-0191 Date: 3/17/93

Transmission To: Steve or Sue

Company: _____

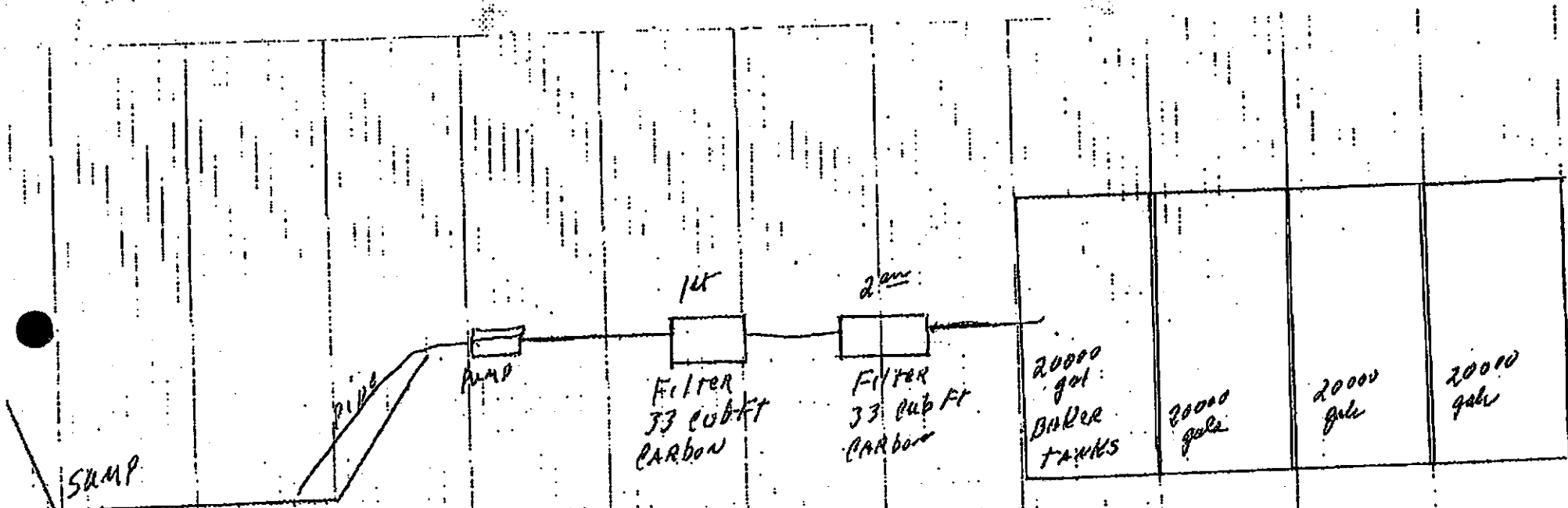
Number of Pages Including Cover Sheet: 2

If All Pages Not Received Please Call (209) 826-1570.

Sending Fax Number: (209) 826-8699.

This Transmission From: Bob

Comments: _____



50 gals per min needs one filter
 with 33 cub ft of carbon.
 We are going to use two filters with
 33 cub ft of carbon each.

SCHROPP RANCH
 TRACY CA



WZI INC.

4800 Easton Drive, Suite 114
Bakersfield, California 93309

Post Office Box 9217
Bakersfield, California 93389

805-326-1112
805-326-0191 FAX

83 East Shaw Avenue, Suite 250
Fresno, California 93710

209-222-1667
209-222-2630 FAX

FAX LEAD SHEET

To: Tim McIsaac

Company: _____

From: Steve Muir

Subject: _____

Message: _____

Total Number of Pages, include Cover Page: 7

Date Transmitted: 5.27.92

Fax Number: ⁽²⁰⁹⁾ 826-8699

Telephone Number: ⁽²⁰⁹⁾ 826-1570

Charge Number: 0137.0010

File Number: ~~0137.0010~~

CONFIRMING TELEPHONE NUMBER IS (805) 326-1112

WZI INC. FAX NUMBER IS (805) 326-0191



WZI INC.

4800 Easton Drive, Suite 114
Bakersfield, California 93309

Post Office Box 9217
Bakersfield, California 93389

805-326-1112
805-326-0191 FAX

83 East Shaw Avenue, Suite 250
Fresno, California 93710

209-222-1667
209-222-2630 FAX

FAX LEAD SHEET

To: Winfred Schropp

Company: Agriculture Industries

From: Laura Bazeley

Subject: Encroachment Permit

Message: _____

Total Number of Pages, Include Cover Page: 8

Date Transmitted: 4/22/92

Fax Number: 916-372-5615

Telephone Number: 916-372-5595

Charge Number: 0137.0010A

File Number: 0137.0010A

CONFIRMING TELEPHONE NUMBER IS (805) 326-1112

WZI INC. FAX NUMBER IS (805) 326-0191

Oper.: Date Sent: 4/22 Time Sent: 1:30 Initials: LC Return Original: Y N Copy Sender: Y N

BYRON-BETHANY IRRIGATION DISTRICT

FACSIMILE INFORMATION SHEET

THE FOLLOWING PAGES ARE FOR:

NAME

Laura

COMPANY

W.Z.I. Corp

ADDRESS

Bakersfield CA

FROM

Fred K. Specht

BYRON-BETHANY IRRIGATION DISTRICT
3944 Main Street
P.O. Box 273
Byron, California 94514

Telephone: (415) 634-3534
FAX: (415) 516-1239

TOTAL NUMBER OF PAGES 7 INCLUDING INFORMATION SHEET

DATE

4/22/92

TIME

11:58 AM

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL AS SOON AS POSSIBLE.

Permit No. _____

Page of 5

1. Property Interest: This Permit is valid only for the purposes specified herein and neither the Permit nor any use thereunder shall create an easement, right-of-way, or other interest or estate in real property. Permittee understands and agrees that this Permit is made subject to existing lease, easements, licenses, restrictions and conditions, covenants, encumbrances, liens and claims of title which may affect the property.

2. Extent of Use Under Permit: The right to use structures or installations shall be limited to permittee, its agents, invitees, and employees. Byron-Bethany Irrigation District (hereinafter referred to as "District") together with its agents and employees shall have the right of ingress and egress over, under or through any structure or installation at any and all times provided that the exercise of such right of ingress and egress shall be subject to Permittee's then current rules and regulations and provided further that Permittee insures that its use of the property shall not interfere in any way with District's operations and District shall not be responsible for any damage done to Permittee's improvements or installations by virtue of District's operations unless such damage is caused proximately by District's sole negligence.

3. Construction and Installation: All work shall be constructed within Permittee's work area described on the engineering plans and specifications set forth in District's main offices located in Byron, California. The plans for, and the construction of, the structures or installations (including but not limited to the depth of installation, the design, strength and composition of the improvement when crossing above or below District facilities or structures, and the distance from District facilities or structures) shall be subject to the National Electrical Safety Code or other applicable standards together with the approval of and inspection of District. The approved plans and profiles and any special profiles located in District's headquarters in Byron, California. Permittee shall notify District prior to the commencement of any construction or excavation work near District facilities or structures and clean the work area to the satisfaction of District's manager upon completing construction.

a. District's review of Permittee's plans and inspection of the construction work shall not be construed as confirming or endorsing the design of the work nor as any warranty of safety or reliability of the installation or improvement. District shall not, by reason of such review or inspection or failure to review or inspect, be responsible for the adequacy or safety of Permittee's proposed improvement.

b. District and Permittee understand and agree that Permittee shall assume the cost and expense of District's performance of (engineering, plan check, profile and inspection services) hereinafter referred to as "inspection" in connection

with permittee's construction and installation of any facilities encroaching upon District facilities or properties. Permittee shall deposit the sum of \$_____, receipt of which is hereby acknowledged by District, which sum shall be applied to Permittee's payment for inspection services performed by District or an independent engineering consultant employed by District. Should the fee for inspection services exceed the above deposit, Permittee agrees to pay any balance due within thirty (30) days after the date of billing. Should the fee for inspection services be less than the above deposit, District shall refund the remaining amount to Permittee. The primary purpose of this paragraph is to compensate and reimburse District for any and all inspection services performed in connection with Permittee's construction of any facilities which encroach upon District's interest in real property and/or facilities. District's acceptance of payment for services performed is not a warranty or guarantee by District of proper design or proper specification of materials or construction by Permittee.

4. Costs of Construction: Permittee shall bear the entire cost and expense of construction, reconstructing and maintaining its structures or installations. All work upon or in connection with the improvement shall be done at such times and in such manner as not to materially interfere in any way with the operations of District (including but not limited to construction, reconstruction, maintenance and use of District's irrigation and electric facilities and structures).

5. Maintenance and Repair: Permittee shall maintain and repair its structures or installations at all times at its sole cost and expense in a condition reasonably satisfactory to District's manager. If, in the opinion of the District's manager, repairs to the improvement are necessary, then Permittee shall be notified and given a reasonable time in which to make such repairs. If Permittee does not make these repairs, District may make them or have them made. After completion of any such repairs by or on behalf of District, District shall submit a bill for the repairs to permittee and Permittee shall pay such billed amount within thirty (30) days of receipt.

6. Damage to District Canals, Ditches, or Other Structures: Permittee shall promptly repair, at its own cost, any damage caused to District's canals, ditches, pipelines or other structures due to work under this Permit, to the reasonable satisfaction of District's manager. Should Permittee neglect to promptly make repairs, District may make repairs or have repairs made, and District shall submit a bill for those repairs to Permittee and Permittee shall pay such billed amount within thirty (30) days of receipt.)

7. Effect On District Water Service: if the Encroachment Permit installation, repair, operation, maintenance or replacement requires a water outage and/or might affect the flow of District water by causing a fluctuation and/or breaking of water transmission, distribution or conveyance facilities, the Permittee will notify District by making proper arrangements with District's manager. A seven (7) day minimum advance notice is required. Failure to adhere to this procedure may result in appropriate legal action by District.

8. Liability: Permittee shall indemnify District against any liability for damage to life or property caused by Permittee's occupancy and/or use of District property for all injury, loss or damage caused by Permittee's use and/or occupancy of District property as described in their permit, regardless of whether Permittee is negligent; however Permittee shall not be liable for any such injury, loss or damage to the extent such injury, loss or damage is caused by the intentional or solely negligent act of District, its employees or agents.

9. Abandonment: Should Permittee, its successors or assigns, at any time abandon the use of the property or any part thereof, or fail at any time to use the property or any part thereof for the purposes set forth herein for continuous period of two (2) years, this Permit shall terminate at the option of District to the extent of the use provided herein and be considered abandoned or discontinued; provided however, that should such event occur, District shall provide Permittee thirty (30) days advance written notice of District's intention to terminate, during which time Permittee may notify District of its intention not to abandon its use. If Permittee elects not to notify District, then District may terminate this Permit and require Permittee to remove or relocate Permittee's structure or installations at Permittee's sole cost and expense and within a reasonable period of time not to exceed one (1) years from the date of notification.

10. Termination, Removal or Relocation of Improvement: This encroachment permit shall continue in force unless or until terminated in whole or in part by District by virtue of Permittee's defaulting or breaching any of the terms and conditions of this Permit. Provided that Permittee shall be provided the opportunity to cure the default or breach; however, should Permittee fail or cure the default or breach, as reasonably determined by District's manager, after having been provided sixty (60) days prior notice within which to cure the default or breach, this Encroachment Permit shall be terminated and Permittee shall remove and/or relocate all of its facilities and improvements within one hundred eighty (180) days at its expense and restore the property as nearly as practicable to the same state and condition in which it existed prior to construction.

Additionally, should Permittee, its successor-in-interest or assigns cease the transmission of natural gas or otherwise discontinue to operate, maintain, repair and replace all facilities and improvements which are constructed and installed pursuant to the terms of this Permit, Permittee, at Permittee's expense, shall, within one year (365 days) after receiving written notice from District, remove all facilities and improvements from the property and restore the property as nearly as practicable to the same state and condition in which it existed prior to construction provided that permittee shall be entitled to a hearing before District's Board of Directors if requested within sixty (60) days or receiving District's termination notice for purposes of protesting District's termination of this Permit. The District's Board of directors shall terminate or continue the operation of this Permit. Should the District determine to terminate the Permit and should Permittee fail to remove the improvement and restore the property by the termination date, all right, title and interest of Permittee in and to the improvement shall vest in District and District shall have the right to remove or otherwise dispose of the improvement and to so restore the property at Permittee's expense. Provided further, that any exercise by District of the termination provisions set forth in this paragraph shall not be performed by District's Board of Directors in an arbitrary or capricious manner or for any purpose that would not benefit District landowners and water users.

11. Covenants: The covenants, provisions, terms and conditions contained in this Permit shall bind and burden the successors and assigns of Permittee as well as binding and benefiting the successors and assigns of District.

12. Assignment or Transfer: This Permit shall not be transferred or assigned without first obtaining the written consent of the District's manager, and it is further understood that any transfer or assignment of this Permit without first obtaining such consent is void and of no effect. The manager's consent shall not be unreasonably withheld.

13. Attorneys' Fees: Should legal action result from a breach or violation of any term of this Permit, the prevailing party shall be entitled to reasonable attorneys' fees, which shall include any pre-litigation settlement attempts, including engineering costs and public agency personnel costs.

14. Administrative Costs: Permittee shall make a non-refundable deposit of \$_____ as and for reimbursement to district for expense incurred in the review and preparation of this Encroachment Permit. Administrative costs over and above the amount of the deposit will be billed to the Permittee and shall be paid by the Permittee.

Permit No. _____

Page of 5

EXERCISE OF THIS PERMIT SHALL
INDICATE ACCEPTANCE OF AN AGREEMENT
TO COMPLY WITH ALL PROVISIONS INCLUDED HEREIN.

Permit No. _____

Page of 5

BYRON-BETHANY IRRIGATION DISTRICT

Mailing Address:

3944 Main Street
P.O. Box 273
Byron, CA 94514

Telephone:

Area Code (510)
634-3534

ENCROACHMENT PERMIT

Permittee:

Address and Telephone of Permittee:

Permit Issued on: _____

Construction Expiration Date: _____

Construction, installation, operation, repair and maintenance of a
with appurtenances crossing under and over District
facilities as described in Exhibit "A": attached hereto and made a part
hereof and/or described in plans and specifications located in District
offices as described in paragraph 3 herein.

PERMITTEE

APPROVAL:

4/22/92

MEMORANDUM

TO: Laura M. Bazeley

DATE: March 4, 1993

FROM: Michael Mahoney

SUBJECT: Schrop Ranch - Crude vs Gasoline Contamination

Per our conversation of March 1, 1993 I have reviewed some of the positive Schrop Ranch chromatograms. The chromatograms would show gasoline or diesel and would probably show some light lubricating and on heating oils also. However the sample chromatograms show gasoline only with no diesel or other hydrocarbon fractions at all.

From these chromatograms it is clear that if crude oil is present, it is contributing a negligible quantity to the TPH(g) values.

01370010.024

WZI Inc., 4700 Stockdale Highway, Suite 120, Bakersfield, California (805)326-1112



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

March 2, 1992

Mr. Steve Muir
21030 North Davis Road
Lodi, California 95242

Dear Steve:

Re: Site Assessment 3880 Mountain House Road
Tracy, California (Schropp Farm)

Per our telephone conversation this afternoon, enclosed is a Schropp Farm check in the amount of \$459.00. This is for the permit for the excavation of the tank.

Please let me know when you need anything further.

Best regards,

Diane L. Hemminghaus
Executive Secretary

dlh

Enclosure

**WZI** INC.**Bakersfield**

4800 Easton Drive
Suite 114
Bakersfield, CA 93309
P.O. Box 9217
Bakersfield, CA 93389
805/326-1172
805/326-0791 FAX

Fresno

470 East Herndon Ave.
Suite 203
Fresno, CA 93720
209/261-9160
209/261-9171 FAX

January 25, 1993

Ms. Wendy Cohen
California Regional Water Quality Control Board
3443 Routier Road
Sacramento, California 95827-3098

**Re: Request for Temporary Water Discharge Permit in Support of
Site Assessment Excavation Operations
3880 Mountain House Road, Alameda County**

Dear Ms. Cohen:

WZI Inc. has been retained by Agriculture Industries to conduct a Site Assessment investigation of a 550-gallon leaking underground gasoline storage tank located at 3880 Mountain House Road, south of Byron. This site is in a rural portion of Alameda County. The Site Assessment is being conducted under the oversight of Alameda County Department Health Services. Preliminary results of our investigation indicate substantial gasoline contamination of both soil and groundwater has occurred on the property. WZI is attempting to complete the soil phase of the Site Assessment by overexcavation of the contaminated soil. This will remove the source point of the contamination at the same time as defining the extent and nature of the soil contamination.

The owners of the property, are conducting this investigation through Agriculture Industries, a Sacramento based farm management firm. All work being conducted is currently at the motivation of the property owners. No regulatory requirement to conduct this work has been made.

The purpose of this letter is to inform you of this project and to obtain permission from your office to temporarily discharge groundwater that was accumulated in the base of the excavation onto the property surface after passing through activated charcoal filtration system. Rising groundwater levels in the area have required us to excavate contaminated soil to a depth of 8 feet below the current water table. This temporary permit to discharge water from our excavation will allow us to complete the excavation phase of our Site Assessment and would only be for that water accumulating in the excavation. After completion of the


excavation and backfill, the groundwater Site Assessment phase will begin. It is anticipated that a remediation plan for any contaminated groundwater would be submitted at that time.

Attached to this letter is a Technical Summary outline of the project with the significant points regarding the groundwater and soil contamination issues. Also enclosed is a copy of the Problem Assessment Report and Preliminary Site Assessment Work Plan to determine Nature and Extent of Soil and Groundwater Contamination at the property. This work plan has been approved by Alameda County and has already been implemented.

If the proposed carbon filtration system described in the attached Technical Summary meets your approval, we will construct the system immediately and finish the excavation. Until we have your approval to discharge the water from the excavation we cannot proceed. It is our hope to begin operations again as soon as the weather will permit. We would also request that you correspond with Alameda County Department of Environmental Health Hazardous Materials Division and provide them with a copy of your permission to proceed.

If you have any questions please do not hesitate to contact either myself or Mr. Stephen G. Muir in our Bakersfield office at (805) 326-1112. We appreciate your efforts in this regard. Thank you very much.

Very truly yours,


Mary Jane Wilson
President

MJW/c

01370010.023

Enclosures: Technical Summary

Problem Assessment Report-Schropp Ranch

cc: Stephen G. Muir, WZI

Brian Oliva, Alameda County Department of Health Services Hazardous Materials
Division

Dick Jones, Agriculture Industries

Technical Summary
Schropp Ranch

1. Contamination

Source Point: 550 gallon gasoline tank on property for over 40 years
Spread: Primarily onsite, possibly offsite to north
Soil Type: Fine grained silt and clay
Groundwater Depth: Varies from 15 to 26 feet below ground surface
Estimated Groundwater Contamination Levels: 100 to 200 ppm TPH-G, 1-3 ppm Benzene

2. Environmental Concerns

Onsite Domestic Water well (well abandoned)
Adjacent to School Well (well has been tested as non-detect for BTEX and TPH-G)

3. Site Assessment Objectives

Remove all contaminated soil on property by excavation
Complete groundwater site assessment by drilling

4. Soil Remediation Objectives

Remediate soil by onsite aeration in accordance with Bay Area Air Quality Management District

5. Groundwater Remediation objectives

Remediate any residual contaminated groundwater after soil cleanup is finished by pump and treat.

Proposed Water Treatment System
For Temporary Removal of Groundwater from
Soil Excavation

Schropp Ranch

In order to effectively reduce the gasoline fuel contaminant levels in groundwater in the base of the excavation at Schropp Ranch, the groundwater will be physically removed by pumping, and placed through a treatment system that will separate the gasoline fuel from the water. A proven technology of this type of remediation uses carbon adsorption units for removal of hydrocarbon contaminants. Using a submersible pump in the bottom of the excavation in the vicinity of the former underground storage tank would draw water out of the aquifer and deliver it to the activated carbon treatment system at the rate of one to five gallons per minute. The water would be pumped into a 20,000 gallon holding tank prior to processing. The treatment train would consist of an initial oil/water gravity separator to remove any free products prior to reaching the absorption units. This pretreatment would help prevent fouling or plugging of the treatment system. After pretreatment, two to four canisters containing 200 pounds of activated carbon would be connected in series to remove dissolved hydrocarbons and reduce the level of contamination to non-detect levels for Benzene and Total Petroleum Hydrocarbon as gasoline. Analytical testing of the water system will be conducted to confirm the system is removing all hydrocarbon contamination from the water. Discharge from the canisters can either be directed to the field adjacent to the site, reinjected back into the aquifer, or directed to a surface water conduit. After use, the carbon canisters can either be shipped as is to an appropriate designated landfill, or sent to an incineration facility. The advantage of incineration is the lack of long term liability to Schropp Ranch. Costs involved with this alternative include: pumps, piping, power generators, carbon canisters, oil/water separator, incineration and shipping costs.





WZI INC.

4800 Easton Drive, Suite
Bakersfield, California 93309

Post Office Box 9217
Bakersfield, California 93389

805-326-1112
805-326-0191 FAX

83 East Shaw Avenue, Suite 250
Fresno, California 93710

209-222-1667
209-222-2630 FAX

FAX LEAD SHEET

To: Carla

Company: Earthtec

From: Steve Muir

Subject: _____

Message: _____

Total Number of Pages, Include Cover Page: ~~1/20/93~~ 2

Date Transmitted: 1/20/93

Fax Number: 916 786 5263

Telephone Number: _____

Charge Number: 01370010

File Number: 01370010

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WZI INC. FAX NUMBER IS (805) 326-0191

Oper.: Date Sent: 1/20/93 Time Sent: 4:20 Initials: [Signature] Return Original: Y N Copy Sender: Y N



WZI INC.

4800 Easton Drive, Sutt.
Bakersfield, California 93309

Post Office Box 9217
Bakersfield, California 93389

805-326-1112
805-326-0191 FAX

83 East Shaw Avenue, Suite 250
Fresno, California 93710

209-222-1667
209-222-2630 FAX

FAX LEAD SHEET

To: Mr. Craig Mayfield

Company: Alameda County Flood Control

From: Steve Miller

Subject: _____

Message: _____

Total Number of Pages, Include Cover Page: 2

Date Transmitted: 1/20/93

Fax Number: 510-462 3914

Telephone Number: _____

Charge Number: 01370010

File Number: 01370010

CONFIRMING TELEPHONE NUMBER IS (805) 326-1112

WZI INC. FAX NUMBER IS (805) 326-0191

Oper.: Date Sent: 1/20/93 Time Sent: 4:20 Initials: SM Return Original: Y N Copy Sender: Y N



WZI INC.

January 20, 1993

Bakersfield
4800 Easton Drive
Suite 114
Bakersfield, CA 93309
P.O. Box 9217
Bakersfield, CA 93389
805/326-1112
805/326-0191 FAX

Mr. Craig A. Mayfield
Alameda County Flood Control and Water Conservation District
5997 Parkside Drive
Pleasanton, California 94588

**Re: Abandonment of Water Well 2S/3E - 6F1
Alameda CFC and WCD Permit 92562**

Fresno
470 East Herndon Ave.
Suite 203
Fresno, CA 93720
209/261-9160
209/261-9171 FAX

Dear Mr. Mayfield:

This letter is to report the abandonment of Water Well 2S/3E - 6F1 under drilling Permit 92562 on November 17, 1992. The well was located at 3880 Mountain House Road, near Byron and was abandoned as part of an environmental investigation for a leaking underground storage tank under direction of Alameda County Environmental Health Services Department. The well site was located in an area to be excavated as part of the environmental investigation.

All removable pipe, water pump objects and other related water production plumbing was removed. The water well was then pumped full of concrete with a minor addition of bentonite to insure sealment of casing holes. The abandonment was conducted under direction of a State of California Certified Engineering Geologist who was onsite during abandonment.

After the concrete had set the well casing was cut at a depth of approximately 10 feet below grade. The area will be leveled in the near future when the excavation is backfilled and ground surface restored to its original base level. If you have any questions please do not hesitate to contact me at (209) 339-8791 or (805) 326-1112. Thank you very much.

Very truly yours,

Steve Muir
Manager, Geotechnical Services
Certified Engineering Geologist
State of California No. 1224
Expiration Date: 06/30/93

SM/er
01370010.022



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

December 9, 1992

Mr. Brian P. Oliva
Division of Hazardous Materials
Department of Environmental Health
County of Alameda
80 Swan Way, Room 200
Oakland, California 94621

Dear Mr. Oliva:

Re: Schropp Ranch
3880 Mountain House Road, Byron, California

At the request of Steve Muir of WZI, Inc., enclosed is a Schropp Farms check in the amount of \$750.00. I understand this is for overseeing charges for the activities at the Schropp Ranch.

If there are questions, please let me know.

Very truly yours,

Richard G. Jones
President

RGJ:dlh

Enclosure

cc: Mr. Stephen G. Muir
Mr. Manfred W. Schropp

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name Schropp Ranch Today's Date 12/3/92
 Site Address Mountain House Rd EPA ID# _____
 City East Alameda Co / Byron Zip 94 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month? _____

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks site remediation

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

I.A GENERATOR (Title 22)

- | | | |
|-------------------|-----------------------------|---------|
| Manifest | 1. Waste ID | 66471 |
| | 2. EPA ID | 66472 |
| | 3. > 90 days | 66508 |
| | 4. Label dates | 66508 |
| | 5. Biennial | 66493 |
| | 6. Records | 66492 |
| | 7. Correct | 66484 |
| | 8. Copy sent | 66492 |
| | 9. Exception | 66484 |
| | 10. Copies Rec'd | 66492 |
| Misc. | 11. Treatment | 66371 |
| | 12. On-site Disp. (H.S.&C.) | 26189.5 |
| | 13. Ex Haz. Waste | 66570 |
| Prevention | 14. Communications | 67121 |
| | 15. Aisle Space | 67124 |
| | 16. Local Authority | 67126 |
| | 17. Maintenance | 67120 |
| | 18. Training | 67105 |
| Confin. Agency | 19. Prepared | 67140 |
| | 20. Name List | 67141 |
| | 21. Copies | 67141 |
| | 22. Emg. Coord. Trng. | 67144 |
| Containers, Tanks | 23. Condition | 67241 |
| | 24. Compatibility | 67242 |
| | 25. Maintenance | 67243 |
| | 26. Inspection | 67244 |
| | 27. Buffer Zone | 67246 |
| | 28. Tank Inspection | 67259 |
| | 29. Containment | 67245 |
| | 30. Safe Storage | 67261 |
| | 31. Freeboard | 67257 |

Comments: 8 photographs taken 11-AM at Request of Schropp
 on site for meeting Consultation with
 R.P. m Schropp - and Steve Mui - Consultant
 of record - observed over-excitation
 in progress - large pit ~100 x 140
 x 30-40' in depth - groundwater in
 pit - with sheen noted on water -
 water is being pumped from pit into
 8 - Baker tanks dispersed water
 "trickle" system - creation of water table
 by Central Valley & W.C.B as per
 Consultant - I have asked for addendum
 and approval letter for the work being
 done - it is to be provided I was
 requested to be back on site for
 diel wall sample early next week.
 further - an addendum was requested
 for the stockpile soils that were
 contaminated - note the well at
 the school next to the site tested
 negative for BTEX/TPH. The house
 on site was on that system as the site
 well was abandoned - it had 200 ppm
 TPH-C when tested -

I.B TRANSPORTER (Title 22)

- | | | |
|----------|---------------------------|-------|
| Manifest | 32. Applic./Insurance | 66428 |
| | 33. Comp. Cert./CHP Insp. | 66448 |
| | 34. Containers | 66465 |
| | 35. Vehicles | 66465 |
| | 36. EPA ID #s | 66531 |
| | 37. Correct | 66541 |
| | 38. HW Delivery | 66543 |
| | 39. Records | 66544 |
| Misc. | 40. Name/ Covers | 66545 |

MWS CONSULTING
 P.O. BOX 1145
 3002 BEACON BLVD.
 WEST SACRAMENTO, CA 95691

Inspector: Bruni Oliva
 Signature: _____

BUS (916) 372-8884
 RES (916) 487-2122
 FAX (916) 372-5815

ALAMEDA COUNTY
HEALTH CARE SERVICESAGENCY
DAVID J. KEARS, Agency Director

RON OWCARE

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

(510) 569-4757

September 22, 1992

Richard G. Jones
Agriculture Industries Inc.,
P.O. Box 1076, 3002 Beacon Blvd.,
West Sacramento, CA 95691

Subject: Schropp Ranch, 3880 Mountain House Rd., Byron CA

Dear Mr. Jones:

This office has received the "Response to Comments" dated September 8, 1992 from WZI Inc. (WZI), your consultant of record. Thank you for addressing the required comments in a timely manner and submitting the response to this office.

Upon review of the submitted response, this office concurs with the workplan as amended. You may begin implementing the workplan as soon as possible.

Please give this office forty-eight (48) hours notice prior to any work commencing at the site.

If you have any questions, please call this office. The number is: (510) 271-4320.

Sincerely,

Brian P. Oliva, REHS
Hazardous Materials Specialistcc: Steve Muir, WZI, Inc., 21030 N. Davis Rd., Lodi, CA 95242
Gorden Boggs, CVRWQCB, Sacramento, CA
Edgar Howell-file

FAX

RON OWCARZ

Re: Schropp Ranch
Workplan

CALL 209-339-8791
if you have questions

Steve Muir

cc: Steve Muir, W2I, Inc., 21030 N. Davis Rd., Lodi, CA 95242
Gorden Boggs, CVRWQCB, Sacramento, CA
Edgar Howell-file



WZI INC.

4800 Easton Drive, Suite 114
Bakersfield, California 93309

Post Office Box 9217
Bakersfield, California 93389

805-326-1112
805-326-0191 FAX

83 East Shaw Avenue, Suite 250
Fresno, California 93710

209-222-1667
209-222-2630 FAX

September 8, 1992

92 SEP 11 AM 5:04

Mr. Brian P. Oliva, REHS
Alameda County Health Care Services
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, California 94621

**Re: *Response to your Comments in August 19, 1992 Correspondence
Review of Agricultural Industries, Schropp Ranch
3880 Mountain House Road, Byron, California
Site Assessment and Phased Remediation Work Plan***

Dear Brian:

As requested by you in your review of "Site Assessment and Phased Remediation Work Plan" dated June 1992, WZI submits the following responses for clarification.

1. A more detailed work plan will be submitted upon completion of the initial excavation and sampling.
2. The stockpiled contaminated soil will be sampled and analyzed for Total Petroleum Hydrocarbon (Gas), BTEX, and lead by a California State Certified Laboratory.
3. The Problem Assessment Report (PAR) is enclosed per your request. This report details all known geologic and hydrogeologic conditions for this portion of eastern Alameda County.
4. Upon completion of the preliminary phase of soil removal, WZI will provide your office with a detailed plan for placement and design of groundwater monitoring wells.
5. The Bay Area Air Quality Management District existing guidelines permit soil aeration without a permit issued by BAAQMD provided that: (1) the operation can be completed in less than 90 days, and (2) that emissions are under 120 cubic yards per day. WZI submitted information to the

BAAQMD about the aeration project. All correspondence is attached for your files. WZI was specifically told not to apply for a permit from the BAAQMD unless the operation would last past 90 days.

Soil aeration began on August 1, 1992. Exposure of contaminated soil has been restricted to less than 120 cubic yards per day in accordance with the guidelines. Results from stockpile samples taken two weeks after onset and analyzed at a certified laboratory indicated that Total Petroleum Hydrocarbon (gas) and Benzene, Toluene, Ethylbenzene, Xylene contamination is already at nondetect. Lead analysis has not yet been conducted.

6. All samples will be sealed with teflon tape.
7. WZI will pump any contaminated water from the excavation bottom into a series of 20,000 gallon holding tanks on site. This water will be sampled once the tanks are full and submitted to a California State Certified Analytical Laboratory. The water will be tested for Total Petroleum Hydrocarbon (Gas) and BTEX. If the analytical results show nondetection levels of contamination exist in the water then a Discharge Variance will be applied for from the Fresno office of the California Regional Water Quality Control Board-Central Valley Region. Point of Contact for this effort will be Mr. John Noonan (209) 445-5116.

As soon as you have approved the workplan, implementation will be scheduled. We appreciate your cooperation in expediting the review. If you have any additional questions, please call me or Sue Kiser in our Bakersfield office.

Very truly yours,

Susan Chandler Kiser for

Stephen G. Muir
Certified Engineering Geologist #1224
Manager, Geotechnical Services

SCK/lc
Enclosures
cc: Dick Jones, Agriculture Industries
01370010.017

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

August 19, 1992

Richard G. Jones
Agriculture Industries Inc.,
P.O. Box 1076, 3002 Beacon Blvd.,
West Sacramento, CA 95691

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Subject: Schropp Ranch, 3880 Mountain House Rd., Byron CA

Dear Mr. Jones:

This office is in receipt of the "Site Assessment and Phased Remediation Work Plan", dated June, 1992, and submitted by WZI Inc(WZI), your consultant of record. Thank you for the prompt submission of the document.

Upon review of the workplan, there are several points in need of clarification prior to concurrence by the Alameda Division of Hazardous Materials:

- 1) This report is a "phased plan", that does not contain all the steps required to complete the subsurface investigation. It will be necessary to submit a more detailed work plan upon completion of the initial excavation and sampling rounds.
- 2) The soil may be characterized by and Organic Vapor Analyzer(OVA), however the final plan for sampling the stockpiled soil remove from the pit must include laboratory analysis completed by a State Certified Laboratory.
- 3) Please indicate the soil strata in the area and provide this office with the hydrogeologic setting for the area.
- 4) Upon completion of the preliminary phase of soil removal, include a plan for the placement of the monitoring wells.
- 5) Submit copies of the BAAQMD (Air Quality District) permits for soil aeration to this office.
- 6) The soil sampling plan calls for the use of "duct tape" to seal the ends of the sampling tubes after the soil has been removed from the surface. There is evidence that the duct tape may cause a "false-positive" reading for Toluene, one of the constituents of petroleum products. Please provide an alternate means of sealing the sample collection tubes.

page 2 of 2

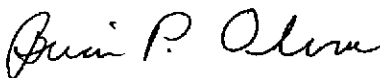
7) The "Water Remediation Plan", indicates that the water removed from the pit will be discharged onto the surface in and "unlined, upgradient trench, on the property where it will be allowed to infiltrate, or it will be applied to the soil remediation pile". You must either obtain a NPDES permit (National Pollutant Discharge Elimination System), or a "Discharge Variance" from the Regional Water Quality Control Board prior to any such discharge onto the surface.

Upon completion of an addendum clarifying the above issues stated, this office will concur with the work plan and you may commence site work.

Please give this office forty-eight (48) hours notice prior to beginning any work at the site

If you have any questions please contact this office at (510) 271-4320.

Sincerely,



Brian P. Oliva, REHS
Hazardous Material Specialist

cc: Steve Muir, WZI. Inc., 21030 N. Davis Rd., Lodi, Ca 95242
Gordon Boggs, CVRWQCB, Sacramento, CA
L.S.



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

92 (11) - (916) 372-5895 FAX: (916) 372-5615

August 3, 1992

Mr. Brian P. Oliva
Division of Hazardous Materials
Department of Environmental Health
County of Alameda
80 Swan Way, Room 200
Oakland, California 94621

Dear Mr. Oliva:

Re: Schropp Ranch
3880 Mountain House Road, Byron, California

At the request of Steve Muir of WZI, Inc., enclosed is a \$1,000.00 Schropp Farms check. I understand this is for additional review of the Work Plan and ongoing expenses.

If there are questions, please let me know.

Very truly yours,

Richard G. Jones
President

RGJ:dlh

Enclosure

cc: Mr. Stephen G. Muir
Mr. Manfred W. Schropp



WZI INC.

4800 Easton Drive, Suite 114
Bakersfield, California 93309

Post Office Box 9217
Bakersfield, California 93389

805-326-1112
805-326-0191 FAX

63 East Shaw Avenue, Suite 250
Fresno, California 93710

209-222-1667
209-222-2630 FAX

July 9, 1992

Greg Garrison, Esquire
G.S. Garrison Attorney at Law
Post Office Box 280
Half Moon Bay, California 91019

Dear Mr. Garrison:

Enclosed please find a copy of the Problem Assessment Report and Preliminary Site Assessment Work Plan for Agriculture Industries, Schropp Ranch.

If you have any questions, please feel free to call me.

Sincerely,

Stephen G. Muir
Manager, Geotechnical Services

SGM/cr
Enclosure
0137.0010.013

WZI INC.
DOCUMENT APPROVAL SHEET AND JOB TICKET

JOB NUMBER: 0137-0010 ORDERED BY: SGM

CLIENT NAME: Ag. Industries

PROJECT DESCRIPTION: _____

DATE/TIME DOCUMENT MUST GO OUT: _____

TRANSFER FILE NAME(s) (if applicable): _____

Date/Time Needed: _____	Draft: _____	Final: _____
Date/Time Needed: _____	Draft: _____	Final: _____
Date/Time Needed: _____	Draft: _____	Final: _____
Date/Time Needed: _____	Draft: _____	Final: _____
Date/Time Needed: _____	Draft: _____	Final: _____
Date/Time Needed: _____	Draft: _____	Final: _____
Date/Time Needed: _____	Draft: _____	Final: _____
Date/Time Needed: _____	Draft: _____	Final: _____

WORD PROCESSING USE ONLY

Document: CUR Letter File: 0137-0010.43 Dir.: 0137-0010

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FED EX? _____ FAX? _____ PHONE: () _____ FAX: () _____

MANAGEMENT APPROVAL

APPROVAL: [Signature] DATE: _____ APPROVAL: _____ DATE: _____

This form must remain with the document at all times and be filed with the file copy of the document.
NO DOCUMENT WILL BE MAILED/FAXED, ETC. WITHOUT MANAGEMENT APPROVAL

4800 Easton Drive, Suite
Bakersfield, California 93309

Post Office Box 9217
Bakersfield, California 93389

805-326-1112
805-326-0191 FAX

83 East Shaw Avenue, Suite 250
Fresno, California 93710

209-222-1667
209-222-2630 FAX

 **VZI** INC.

June 30, 1992

Mr. Richard Jones
Agriculture Industries Inc.
3002 Beacon Boulevard
West Sacramento, California 95691

**Re: Schropp Ranch
Alameda County Work Plans and Final Report for Site Assessment**

Dear Dick:

Enclosed are copies of the two above referenced reports. Please review these as soon as possible and let me know if I should submit the work plan to Alameda County.

Mr. Tim McIsaacs will conduct limited on-site soil augering on Thursday, July 2, 1992 in support of determining what size excavation will be required for the ranch.

If you have any questions, please do not hesitate to contact me at (805/326-1112) or (209/339-8791).

Sincerely,



Stephen G. Muir
Manager, Geotechnical Services

SGM/jb
Enclosures

0137061012



WZI INC.

4800 Easton Drive, Suite 114
Bakersfield, California 93309

Post Office Box 9217
Bakersfield, California 93389

805-326-1112
805-326-0191 FAX

83 East Shaw Avenue, Suite 250
Fresno, California 93710

209-222-1667
209-222-2630 FAX

FAX LEAD SHEET

To: Dick Jones

Company: _____

From: Steve Murr

Subject: _____

Message: _____

Total Number of Pages, Include Cover Page: 16

Date Transmitted: 5.27.92

Fax Number: 916-372-5615

Telephone Number: _____

Charge Number: 0137.0010

File Number: ~~0137.0010~~

CONFIRMING TELEPHONE NUMBER IS (805) 326-1112

WZI INC. FAX NUMBER IS (805) 326-0191

Oper.: Date Sent: 5/27 Time Sent: 4:35 Initials: JC Return Original: Y N Copy Sender: Y N



WZI INC.

4800 Easton Drive, Suite 114
Bakersfield, California 93309

Post Office Box 9217
Bakersfield, California 93389

805-326-1112
805-326-0191 FAX

83 East Shaw Avenue, Suite 250
Fresno, California 93710

209-222-1667
209-222-2630 FAX

May 27, 1992

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

**Re: Schropp Ranch Environmental Study Progress
Byron, California**

Dear Dick:

I apologize for not having this letter to you and Manfred earlier but we have had a series of seemingly endless fire drills in the past two weeks. We have put together a Problem Assessment Report for you and Manfred to review. This will be delivered to you later this week or early next week. This report will outline all of the basic information needed for background studies on the Schropp Ranch. I do not anticipate any further significant background review to support any future phase or phases of this project. In essence, the homework has been done and what needs to be addressed now is what options the Schropp's wish to exercise.

A summary of the significant findings of the Problem Assessment Report are identified below:

1. Both soil and groundwater contamination are present at levels that will require action. Immediate action to determine if contamination is present in water wells at the Mountain House school and in the Ranch well is necessary.
2. Preliminary soil auguring has identified a probable minimum of 25,000 cubic yards of contaminated soil and a possible minimum of 45,000 yards of contaminated soil. The approximate outline of what I currently consider the "most likely" limit of subsurface soil contamination is shown on the accompanying map. This map is preliminary and may or may not reflect the actual subsurface conditions.
3. The Schropp's can decide various approaches to remediate the contaminated soil. Several alternatives for soil remediation are outlined in the report being prepared, including a No-Action alternative. We do not recommend a No-Action Alternative because of the potential for a long-term liability and probable mandated regulatory agency action. We believe the only feasible and economically sound approach is to excavate the contaminated soil and remediate it using surface aeration techniques.

4. The water well will have to be removed and abandoned whether the soil is excavated or a No-Action alternative is adopted. The soil around the well is almost surely contaminated and the well may provide a conduit for contaminated groundwater to migrate vertically into deeper aquifers. Alameda County will probably require this. A cost to plug and abandon the water well has not yet been determined.
5. Alameda County will want to have the issues raised in the Hazardous Materials Inspection Form dated April 22, 1992 answered as soon as possible. A work plan will need to be prepared to address these issues and this should be done fairly quickly. This can be part of a larger scope of work plan to address the soil and groundwater problems or a specific report for this response. I have enclosed a flow chart of the elements of site assessment/remediation operations in order to help you understand the process.

Estimated costs to finish a final site assessment of the property will involve deciding how the assessment will be conducted. The steps I believe will yield the best results for smallest amount of money expended are as follows:

1. Submit a Work Plan to Alameda County for approval showing planned operations and timing.
2. Conduct soil borings to determine the vertical and lateral extent of contamination in the yard area. I estimate approximately 10 to 15 borings will be needed. Samples will be taken as appropriate for the borings and analyzed for total petroleum hydrocarbon as gasoline, benzene, toluene, ethylbenzene and xylene. In addition, lead will be analyzed for as appropriate. This will establish the limits of the contamination and identify specifically what dimensions of a pit will have to be dug to remove the soil. Additional borings may be necessary if the lateral extent of the contaminated soil extends off the property, northward.
3. Based on results from 2 above, excavate the contaminated soil to the groundwater table at a depth of about 32 feet. The Byron-Bethany Irrigation Pipeline will need to be moved and other site preparation efforts done. This effort would take approximately two to three weeks to conduct. I would recommend that all water from the bottom of the excavation be pumped into Baker tanks at the site. Since this water will probably be contaminated, it will be tested and if approved by Alameda County, released on the surface by sprinkler.
4. The contaminated soil will be stockpiled and spread according to what Alameda County Air Pollution Control District will allow us to do. A final plan will need to be submitted to them for approval before we can conduct a major operation. A provision is present for small amounts of aeration that can begin immediately for existing stockpiled soil that we can discuss.

3. Contaminated Soil Site Assessment:

PG&E Line Relocation		\$5,000
Byron-Bethany Pipe Relocation		8,000
Basic Excavation and Backfill Cost of \$5/yard		
	Assume 25,000 yards	137,500
	Assume 45,000 yards	247,500
Geologist Oversight 40 hours @ \$90/hour		3,600
Laboratory Supplies 50 - 70 samples @ \$75-100/sample		3,750 - 7,000
County Fees		5,000
Miscellaneous		<u>5,000</u>
	Subtotal	\$167,850 - 281,100

4. Groundwater Site Assessment:

Drilling Rig	50 hours @ \$150/hour	\$7,500
Geologist	80 hours @ \$90/hour	7,200
Technician	50 hours @ \$50/hour	2,500
Laboratory	40 - 70 Samples @ \$75-100/sample	3,000 - 7,000
Well Completion Supplies		5,000
Field Supplies		2,500
Permits		<u>Not Included</u>
	Subtotal	\$27,700 - 31,700

5. Site Assessment Report and Remediation Plan

Geologist	40 hours @ \$90/hour	\$3,600
Support	60 hours @ \$60/hour	<u>3,600</u>
	Subtotal	\$7,200

3. Contaminated Soil Site Assessment:

PG&E Line Relocation		\$5,000
Byron-Bethany Pipe Relocation		8,000
Basic Excavation and Backfill Cost of \$5/yard		
	Assume 25,000 yards	137,500
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County Fees		5,000
Miscellaneous		<u>5,000</u>
	Subtotal	\$167,850 - 281,100

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Field Supplies		2,500
Permits		<u>Not Included</u>
	Subtotal	\$27,700 - 31,700

5. Site Assessment Report and Remediation Plan

Geologist	40 hours @ \$90/hour	\$3,600
Support	60 hours @ \$60/hour	<u>3,600</u>
	Subtotal	\$7,200

6. Soil Remediation by Aeration Basic Cost @ \$10/Yard

Assume 8,000 yards	\$80,000
Assume 15,000 yards	150,000
Laboratory Supplies 100 Samples @ \$75/Sample	7,500 - 10,000
Air Pollution Control District Permit	<u>Not Included</u>
Subtotal	\$87,500 - 160,000

7. County/State Fees \$5,000

8. Miscellaneous \$5,000

You should be aware that these estimates may increase or decrease as more information is gained. The above cost estimate information will assist legal review of options available by any counsel retained.

I will be in Bakersfield this week and will call you later this week and discuss what additional options are available. This should suffice to assist Manfred in reviewing possible business decisions that will be upcoming very shortly.

I wish I could have had happier news to share with you but this is where I see things stand at this point in a realistic view. Hope to talk with you shortly.

Sincerely,



Stephen G. Muir
Manager, Geotechnical Services

SGM/jb
Enclosure
0137.0010.004

PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT QUESTIONS

WZI Client and Project: _____

Project No: _____

Person Interviewed: _____

Date: _____

Company: _____

Address: _____

Interviewed by: _____

1. Affiliation of interviewee with project or property being evaluate
dates of knowledge of operations:

2. What was the past usage or operations history of the pro
awareof _____

3. Are you presently, or have you ever used or stored
materials on the property? If you please explain.

14. Are
on the pr
removal) c

15. Have
any of the fo

- Explosive _____
- Flammable _____
- Corrosive (acid) _____

Reactive _____

Compressed (gas) _____

Radioactive _____

Poisonous _____

Irritating (fumes, dust) _____

Etiological (disease) _____

Toxic (hazardous to health) _____

16. Are there any

17. Does the prop

4. Do you have knowledge of any person or persons in the past who stored any regulated hazardous materials on the property?

5. Are you presently, or have you ever generated/stored any hazardous materials on the property? _____

6. Are you (have you ever been) a United States Environmental Protection Agency registered hazardous waste generator? _____

7. Have you ever filed a 2185 Material Data Safety Sheet plan _____

8. Are you aware of any known or suspected environmental contamination on the property? _____

9. Are you aware of any known or suspected environmental contamination on adjacent properties? _____

14. Are there any hazardous materials on the property (including removal) other than those listed above? _____

15. Have there been any of the following conditions on the property? _____

Explosive _____

Flammable _____

Corrosive (acid) _____

Reactive _____

Compressed (gas) _____

Radioactive _____

Poisonous _____

Irritating (fumes, dust) _____

Etiological (disease) _____

Toxic (hazardous to humans) _____

16. Are there any other hazardous materials on the property? _____

17. Does the property meet the requirements of the RCRA? _____

10. To your knowledge has there ever been an investigation of the adjacent properties for:

Hazardous Materials: _____

Hazardous Wastes: _____

Spills, Leaks, or Any Type of Pollution: _____

Known or Suspected Environmental Problems _____

11. Has there ever been any communication (to or from) Environmental Protection Agency or any other federal government environmental affairs of the property? _____

12. Has there ever been any communication (to or from) the California Air Quality Control Board, California Environmental Protection Agency, Air Resources Management Board, California Department of Health Services, or any other State Agency regarding environmental affairs of the property? _____

13. Has there ever been any communication (to or from) the Air Pollution Control District, Environmental Health Department, California Environmental Protection Agency, or any other regulatory or _____

14. Are there any hazardous materials (including asbestos) on the property (including removal) other than _____

15. Have there been any of the following on the property? _____

Explosive _____

Flammable _____

Corrosive (acids, bases) _____

Reactive _____

Compressed (gases, liquids) _____

Radioactive _____

Poisonous _____

Irritating (fumes, dusts) _____

Etiological (disease causing) _____

Toxic (hazardous to humans) _____

16. Are there any other hazardous materials on the property? _____

17. Does the property have any other hazardous materials? _____

14. Are there or to your knowledge has there ever been materials used or generated on the property (including wastes) which require special transportation (delivery or removal) other than regular parcel/mail services or regular trash removal?

15. Have there ever been any materials on the property to your knowledge that exhibit any of the following characteristics?

Explosive _____

Flammable _____

Corrosive (acids, bases, oxidizers, etc.) _____

Reactive _____

Compressed (gases) _____

Radioactive _____

Poisonous _____

Irritating (fumes, dusts, smoke, powders, smells, etc.) _____

Etiological (disease causing biological organisms) _____

Toxic (hazardous to human health) _____

16. Are there any groundwater wells located on the property? _____

17. Does the property have a septic tank or sewer disposal system? _____

18. Are there any easements through the property? _____

19. Do you have knowledge of any pipelines, utility lines, telephone lines or other buried objects that may be on the property? _____

20. Do you have any knowledge of any past oil and gas related operations on the property? _____

MATERIALS CHECKLIST FOR COMMON CLASSES OF SUBSTANCES

Category	Item	Volume	Location
FUELS	Alcohol	_____	_____
	Gasoline	_____	_____
	Diesel	_____	_____
	Kerosene	_____	_____
	Propane	_____	_____
OIL/GREASE	Motor Oil	_____	_____
	Other Oil	_____	_____
	ATF	_____	_____
	Grease	_____	_____
	Lubricants	_____	_____
	Vegetable Oil	_____	_____
	Mineral Oil	_____	_____
	Soaps	_____	_____
	Detergents	_____	_____
SOLVENTS	Turpentine	_____	_____
	Mineral Spirits	_____	_____
	Alcohol	_____	_____
	Ether	_____	_____
	Carbon Tetrachloride	_____	_____

Category	Item	Volume	Location
----------	------	--------	----------

AEROSOLS/FLAMMABLE LIQUIDS

Spray Cans _____

Paints/Inks/Dyes _____

COMPRESSED/BOTTLED GASES:

Hydrogen _____

Oxygen _____

Acetylene _____

Propane _____

Butane _____

Chlorine _____

Carbon Dioxide _____

Air _____

EXPLOSIVE/MUNITIONS

Dynamite _____

Blasting Caps _____

Detonation Cord _____

PESTICIDES/HERBICIDES

FERTILIZERS

Liquid _____

Solid

Category

Item

Volume

Location

ACIDS/BASES/OXIDIZERS

Chlorine

Peroxide

RADIONUCLIDES

Liquid

Solid

BIOLOGICAL AGENTS

POISONS

IRRITANTS

FACILITIES CHECKLIST FOR COMMON USAGES

ITEM	NUMBER	VOLUME	LOCATION
Underground Storage Tanks			
Aboveground Storage Tanks			
Washing/Steam-Cleaning Facilities			
Sumps/Collection Drains			
Materials Storage Areas			
Waste Storage Areas			
Other Storage Areas			
Power Transformers			
Spray-Painting Equipment			
Fabrication Equipment			
Welding Equipment			
Other Manufacturing Equipment			
Other Equipment			
Other			

WZI INC.
DOCUMENT APPROVAL SHEET AND JOB TICKET

JOB NUMBER: 0137.0010 ORDERED BY: J. Miller

CLIENT NAME: Agriculture Industries

PROJECT DESCRIPTION: Site Assessment - Mtn House Rd.

DATE/TIME DOCUMENT MUST GO OUT: _____

TRANSFER FILE NAME(s) (if applicable): _____

Date/Time Needed: 5/27 by noon Draft: X MISSING 19? Final: ~~2~~

Date/Time Needed: _____ Draft: _____ Final: _____

Date/Time Needed: _____ Draft: _____ Final: _____

Date/Time Needed: _____ Draft: _____ Final: _____

Date/Time Needed: _____ Draft: _____ Final: _____

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MANAGEMENT APPROVAL

APPROVAL: _____ DATE: _____ APPROVAL: _____ DATE: _____

This form must remain with the document at all times and be filed with the file copy of the document.
NO DOCUMENT WILL BE MAILED/FAXED, ETC. WITHOUT MANAGEMENT APPROVAL

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25100.7 OF THE HEALTH AND SAFETY CODE.	
REPORT DATE 04/22/92		CASE #		SIGNED _____ DATE _____	
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT STEPHEN G. MUIR		PHONE (805) 326-1112		SIGNATURE <i>Stephen G. Muir</i>
	REPRESENTING <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER CONSULTING GEOL.		COMPANY OR AGENCY NAME WZI INC.		
	ADDRESS 4800 Easton Street #114 BAKERSFIELD CA 93309				
RESPONSIBLE PARTY	NAME WERNER SCHROPP		CONTACT PERSON MANFRED SCAROPP		PHONE (916) 372-5595
	ADDRESS 3002 BEACON BLVD West SACRAMENTO, CA 95691				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) SCHROPP RANCH		OPERATOR AGRICULTURE INDUSTRIES		PHONE (916) 372-5595
	ADDRESS 3880 Mountain House Road, BYRON Alameda				
	CROSS STREET				
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda Co Dept Environmental Health		AGENCY NAME		CONTACT PERSON BRIAN OLIVA
	REGIONAL BOARD				PHONE (510) 271-4320
SUBSTANCES INVOLVED	(1) NAME LEADED Gasoline		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN		
	(2)		<input type="checkbox"/> UNKNOWN		
DISCOVERY/ABATEMENT	DATE DISCOVERED 04/21/92		HOW DISCOVERED <input type="checkbox"/> TANK TEST <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> TANK REMOVAL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input checked="" type="checkbox"/> OTHER EXPLORATORY TRENCHING		
	DATE DISCHARGE BEGAN _____		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE _____		<input checked="" type="checkbox"/> OTHER TANK OUT OF GROUND 12/91		
SOURCE/ CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER		
	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS)				
COMMENTS	550 gallon UST on agriculture use was removed in December 1991.				
	Exploratory trenching confirmed soil and groundwater contamination - water in base of excavation was been sampled as of 4/22/92.				

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

1 of 3

II, III

Send to Ag Industries

Site ID # _____ Site Name Shopp Property, Today's Date 12/22/92

Site Address 3880 Mountain House Road

City Byard Zip 94574 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks set mt 8-10 photos taken 40x60 Pat is 25 feet deep

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

On site for investigation of removed UST on working farm. Following contact with Mr. Steven Muir a closure plan was submitted to this office. The closure included sampling of area and removal of any possible contaminated soil. Upon arrival for investigation there appears large contamination exists at the site. The site is next to a domestic well (photographs taken) and there is a school yard. 75 yards from the excavated Pat. Report with the administrator of the Mountain House School (Delores Kuhn) and advised her of the possibility of contaminated water in the domestic well they are on bottled water also and will utilize the bottled water at this end several photographs also taken of the area. Billings of the Byam Water district is also at the site.

note: Water encountered in excavation at 25 feet

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(i)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23) 530

- General
- 1. Permit Application 25284 (H&S)
 - 2. Pipeline Leak Detection 25292 (H&S)
 - 3. Records Maintenance 2712
 - 4. Release Report 2651
 - 5. Closure Plans 2670

- Monitoring for Existing Tanks
- 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose Semi-annual groundwater One time soils
 - 3) Daily Vadose One time soils Annual tank test
 - 4) Monthly Groundwater One time soils
 - 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/gndwater mon.
 - 6) Daily Inventory Annual tank testing Cont pipe leak det
 - 7) Weekly Tank Gauge Annual tank testing
 - 8) Annual Tank Testing Daily Inventory
 - 9) Other _____

- 7. Precs Tank Test Date: _____ 2643
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647

- New Tanks
- 11. Monitor Plan 2632
 - 12. Access. Secure 2634
 - 13. Plans Submit Date: _____ 2711
 - 14. As Built Date: _____ 2635

Rev 6/88

Contact: STEPHEN G. MUIR at 25 feet
 Title: MANAGER GEOTECHNICAL SERVICES Inspector: Bruce P. Allen
 Signature: Stephen G. Muir Signature: Ron Owsary

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 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

Page 2 of 3

II, III

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
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- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
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- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N)
- ___ 14. OffSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(i)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

Site ID # _____ Site Name Schoopy farm Today's Date 4/22/92
 Site Address 3880 Mountain House Road
 City _____ Zip 94 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks also methyls

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

Required actions

III. UNDERGROUND TANKS (Title 23)

- General**
- ___ 1. Permit Application 25284 (H&S)
- ___ 2. Pipeline Leak Detection 25292 (H&S)
- ___ 3. Records Maintenance 2712
- ___ 4. Release Report 2651
- ___ 5. Closure Plans 2670
- 6. Method**
- 1) Monthly Test
- 2) Daily Vadose
Semi-annual groundwater
One time soils
- 3) Daily Vadose
One time soils
Annual tank test
- 4) Monthly Gndwater
One time soils
- 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
- 6) Daily Inventory
Annual tank testing
Cont pipe leak det
- 7) Weekly Tank Gauge
Annual tank test
- 8) Annual Tank Testing
Daily Inventory
- 9) Other _____
- ___ 7. Precls Tank Test Date: _____ 2643
- ___ 8. Inventory Rec. 2644
- ___ 9. Soil Testing 2646
- ___ 10. Ground Water. 2647
- New Tanks**
- ___ 11. Monitor Plan 2632
- ___ 12. Access. Secure 2634
- ___ 13. Plans Submit Date: _____ 2711
- ___ 14. As Built Date: _____ 2635

① Submit a workplan indicating the scope of work in investigating the release of Hazardous Materials. This workplan should follow the "Pre-Release Board Recommendations and Appendix A".

② Provide this office with an unretained Release form (received).

③ Provide this office with a sampling plan for the distressed wells in the area indicating the possible levels of Contamination including the adjacent school. (immediately)

④ remove and cover contaminated soil and place on tarp (has already been removed)

⑤ discontinue further excavation until a workplan is received by this office.

⑥ discontinue use of domestic well until samples indicate levels of Contaminants below State DOTS Standards.

II, III

Rev 6/88

Contact: STEPHEN G. MUIR
 Title: MANAGER Geotechnical Services Inspector: Quint P. Olive
 Signature: Stephen G. Muir Signature: Ron Oweary

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 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

3 of 3

II, III

Site ID # _____ Site Name Schwapp Properties Today's Date 4/22/99

Site Address 3880 Mountain House Road.

City _____ Zip 94 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks UST removal investigation

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

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- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
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- 16. Persons Responsible 25534(g)
- 17. Certification 25534(i)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- | | |
|-------------------------------|---|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2451 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose
Semi-annual groundwater
One time soils |
| | 3) Daily Vadose
One time soils
Annual tank test |
| | 4) Monthly Gndwater
One time soil |
| | 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon. |
| | 6) Daily Inventory
Annual tank testing
Cont pipe leak det |
| | 7) Weekly Tank Gauge
Annual tank teting |
| | 8) Annual Tank Testing
Daily Inventory |
| | 9) Other _____ |
| New Tanks | <input type="checkbox"/> 7. Precs Tank Test 2643
Date: _____ |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Soil Testing 2646 |
| | <input type="checkbox"/> 10. Ground Water. 2647 |
| | <input type="checkbox"/> 11. Monitor Plan 2632 |
| | <input type="checkbox"/> 12. Access. Secure 2634 |
| | <input type="checkbox"/> 13. Plans Submit 2711
Date: _____ |
| | <input type="checkbox"/> 14. As Built 2635
Date: _____ |

Comments:

laboratory analysis of
 ① submit any samples to this office for soil/water taken at the site and on the surroundings.
 ② Complete any excavation required for the structural integrity/stability of the excavation.
 ③ Provide safety fence and otherwise secure area.

Rev 8/88

II, III

Contact: STEPHEN G. MUIR

Title: MANAGER GEOTECHNICAL SERVICES Inspector: Bruce P. Alvar

Signature: Stephen G. Muir

Signature: Ron Owsary

Ravi Arulanantham

Jeff:

You and I have to work together on this case. It is important that we address this case soon b/c domestic water wells and a school are involved. This case was passed on to me by Poriam. Read the inspection report and talk to me.

Thanks
R

April 5, 1992

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320

Brian P. Oliva

*Regarding the Underground Tank
Provide manifest following
any litigation concerning
the U.S.F.*

... must be submitted to the Building Inspection Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:
↓ Removal of Tank and Piping
↓ Sampling
↓ Final Inspection
Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.



Stephen G. Muir, C.E.G., R.G.P.
Manager, Geotechnical Services
Northern California Office
21030 North Davis Road
Lodi, California 95242
209/339-8791
Southern California Office
805/326-1112
805/326-0191 FAX

Project

UNDERGROUND TANK CLOSURE PLAN

* * * Complete according to attached instructions * * *

- Business Name Agriculture Industries Inc.
Business Owner Richard Jones
 - Site Address 3880 Mountain House Road, Byron
City Byron Zip Phone None
 - Mailing Address 3002 Beacon Blvd
City West Sacramento Zip 95691 Phone 916-372-5595
 - Land Owner ^{RGT} Manfred Schropp
Address 3002 Beacon Blvd City, State West Sacramento, CA 95691 Zip
 - Generator name under which tank will be manifested ^{WGRNER} Manfred Schropp
- EPA I.D. No. under which tank will be manifested

TANK TO REMAIN ON-SITE FOR LITIGATION PURPOSES

6. Contractor Kent S. Murray and Associates
Address 5051 Lexington Circle
City Loomis, CA 95650 Phone 916-652-0458
License Type A HAZ ID# 631513

7. Consultant WZI Inc.
Address 4800 Easton Drive, Suite 114
City Bakersfield, CA 93309 Phone 805-326-1112

8. Contact Person for Investigation
Name Stephen G. Muir Title Site Manager, Geologist
Phone (209)-339-8791 or (805) 326-1112

9. Number of tanks being closed under this plan 1
Length of piping being removed under this plan unknown
Total number of tanks at facility 1

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

**** Underground tanks are hazardous waste and must be handled **
as hazardous waste**

a) Product/Residual Sludge/Rinsate Transporter
Name TO BE DETERMINED EPA I.D. No. _____
Hauler License No. _____ License Exp. Date _____
Address _____
City _____ State _____ Zip _____

b) Product/Residual Sludge/Rinsate Disposal Site
Name TO BE DETERMINED EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

c) Tank and Piping Transporter

Name TO BE DETERMINED EPA I.D. No. _____

Hauler License No. _____ License Exp. Date _____

Address _____

City _____ State _____ Zip _____

d) Tank and Piping Disposal Site

Name TO BE DETERMINED EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

11. Experienced Sample Collector

Name Stephen G. Muir California Registered Geologist #3769

Company WZI Inc. California Registered Environmental Assessor 191

Address 4800 Easton Drive Suite 114

City Bakersfield State CA Zip 93309 Phone 805-326-1112

12. Laboratory

Name Sherwood Labs

Address 8071 North Lander Ave.

City Hilmar State CA Zip 95324

State Certification No. DHS Certification # 1400

13. Have tanks or pipes leaked in the past? Yes [] No [] Unknown (X)

If yes, describe. _____

14. Describe methods to be used for rendering tank inert

TO BE DETERMINED

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be plugged.

The Bay Area Air Quality Management District (771-6000), along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of explosion proof combustible gas meters to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas meter on site to verify tank inertness.

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
550 gallon	Unknown	Soil	Below and adjacent to former tank site Estimated 3 to 5 samples total.

One soil sample must be collected for every 20 feet of piping that is removed. A ground water sample must be collected should any ground water be present in the excavation.

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated) Will be about 500 yd ³	Sampling Plan Sampling in accordance with LUFT manual or as appropriate to adequately define level of hydrocarbon contaminated soil that is excavated.

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

16. Chemical methods and associated detection limits to be used for analyzing samples

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
Unk fuel	GCFID (5030) TPH-G 8020 BTX&E		1 ppm 0.05 ppm

17. Submit Site Health and Safety Plan (See Instructions)
See Attached Sheet.

18. Submit Worker's Compensation Certificate

Name of Insurer State Fund Policy #425731-91

19. Submit Plot Plan (See Instructions) See Attached Sheet

20. Enclose Deposit (See Instructions) Enclosed

21. Report any leaks or contamination to this office within 5 days of discovery. The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

22. Submit a closure report to this office within 60 days of the tank removal. This report must contain all the information listed in item 22 of the instructions.

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true.

I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

Signature of Contractor

Name (please type) Kent S. Murray and Associates

Signature *Kent S. Murray*

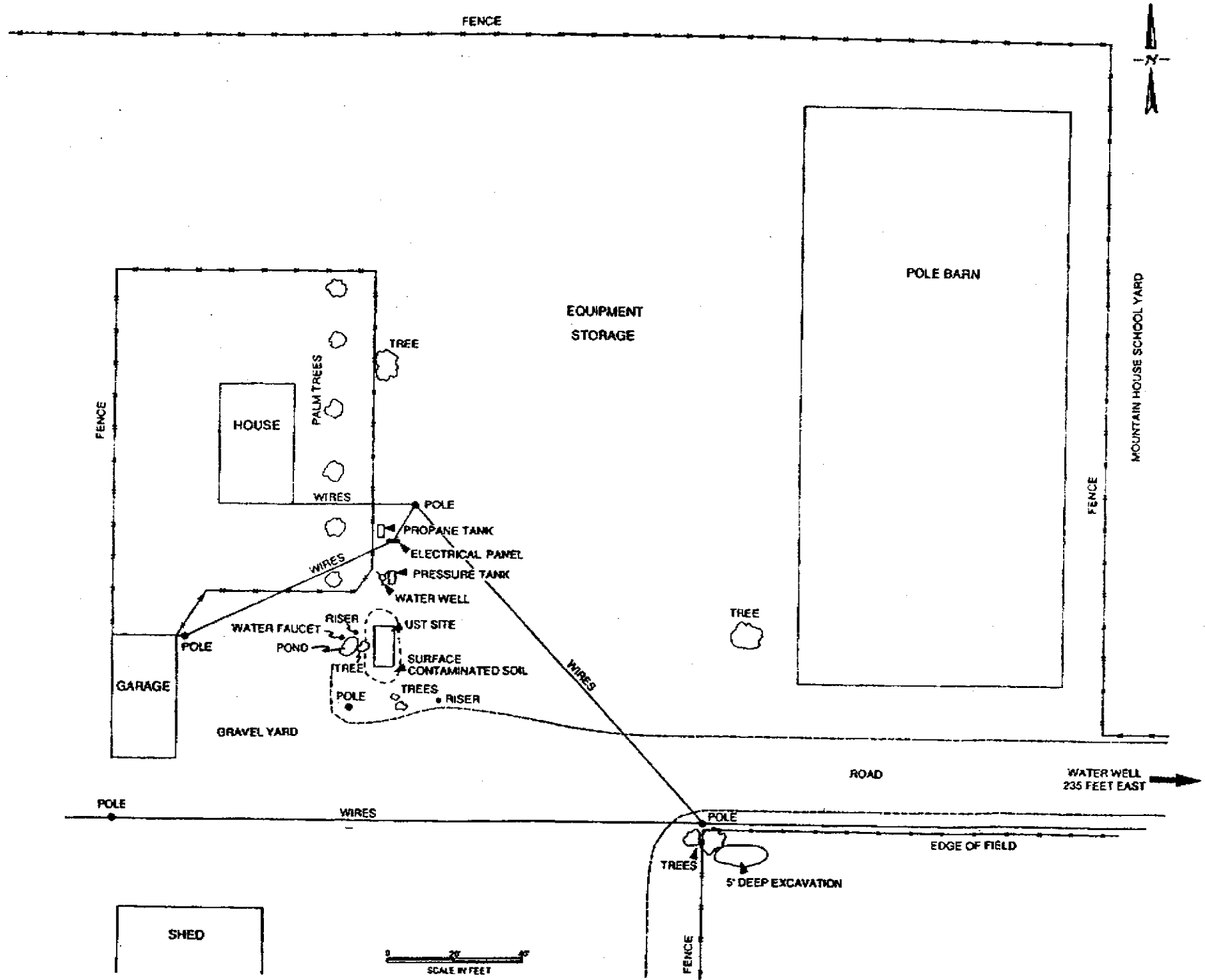
Date April 4, 1992

Signature of Site Owner or Operator

Name (please type) Richard Jones

Signature *Richard Jones*

Date 5 April 1992



FENCE



POLE BARN

EQUIPMENT STORAGE

HOUSE

MOUNTAIN HOUSE SCHOOL YARD

FENCE

FENCE

PALM TREES

TREE

WIRES

POLE

PROANE TANK

ELECTRICAL PANEL

PRESSURE TANK

WATER WELL

TREE

WATER FAUCET

POLE

POND

RISER

UST SITE

SURFACE CONTAMINATED SOIL

TREES

POLE

RISER

GARAGE

GRAVEL YARD

WIRES

ROAD

WATER WELL
235 FEET EAST

POLE

WIRES

POLE

EDGE OF FIELD

TREES

5' DEEP EXCAVATION

SHED



FENCE

**STATE
COMPENSATION
INSURANCE
FUND**

HOME OFFICE
SAN FRANCISCO

ALLEFFECTIVE DATES ARE
AT 12:01 AM PACIFIC
STANDARD TIME OR THE
TIME INDICATED AT
PACIFIC STANDARD TIME

ENDORSEMENT AGREEMENT

EFFECTIVE JUNE 28, 1991 AT 12.01 A.M.

425731-91
RENEWAL
NK
2-41-17-92 F
PAGE 1

D & S DRAGLINE SERVICE, INC

P. O. BOX 705
LOS BANOS, CA 93635

ANYTHING IN THIS POLICY TO THE CONTRARY NOTWITHSTANDING, IT IS
AGREED THAT THE ESTIMATED ANNUAL PREMIUM APPEARING IN THIS POLICY
IS CHANGED TO READ-

9,772.00

NOTHING IN THIS ENDORSEMENT CONTAINED SHALL BE HELD TO VARY, ALTER, WAIVE
OR EXTEND ANY OF THE TERMS, CONDITIONS, AGREEMENTS, OR LIMITATIONS OF THIS
POLICY OTHER THAN AS STATED. NOTHING ELSEWHERE IN THIS POLICY SHALL BE
HELD TO VARY, ALTER, WAIVE OR LIMIT THE TERMS, CONDITIONS, AGREEMENTS OR
LIMITATIONS OF THIS ENDORSEMENT.

COUNTERSIGNED AND ISSUED AT SAN FRANCISCO:

NOVEMBER 25, 1991

991

L E Grams
AUTHORIZED REPRESENTATIVE

(X)
John A. Veltch
PRESIDENT



AGRICULTURE INDUSTRIES, INC.

P.O. Box 1076, 3002 Beacon Blvd., West Sacramento, California 95691

(916) 372-5595 FAX: (916) 372-5615

March 2, 1992

Mr. Steve Muir
21030 North Davis Road
Lodi, California 95242

Dear Steve:

Re: Site Assessment 3880 Mountain House Road
Tracy, California (Schropp Farm)

Per our telephone conversation this afternoon, enclosed is a Schropp Farm check in the amount of \$459.00. This is for the permit for the excavation of the tank.

Please let me know when you need anything further.

Best regards,

Diane L. Hemminghaus
Executive Secretary

dlh

Enclosure

SCHROPP FARM
P. O. BOX 1076 372-5595
WEST SACRAMENTO, CA 95691

0769

32 19 92

11-57
1210

PAY TO THE
ORDER OF

Alameda County

\$459.00/XX

THE SUM 459 DOLLARS 00 CENTS

DOLLARS



First Interstate Bank
of California #659
Tenth and K Streets
P.O. Box 1228
Sacramento, CA 95806-1228

Wayne J. Hammerhaus
Mouped Schropp

FOR

Bank Removal Permit

⑆ 21000578⑆ 659916978⑆ 0769 ⑆⑆



MURRAY & ASSOCIATES
ENVIRONMENTAL SERVICES

KENT S. MURRAY, Ph.D.
PRESIDENT & CEO
R.G. #3264
REA #01637

FAX (916) 652-0464

BUS. (916) 652-0458

5051 Lexington Circle, Loomis, CA 95650



Stephen G. Muir, C.E.G., R.G.P.
Manager, Geotechnical Services

Northern California Office
21030 North Davis Road
Lodi, California 95242
209/339-8791

Southern California Office
805/326-1112
805/326-0191 FAX

WZI INC.