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April 19, 1994

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

**Re: Technical Report Summary
Schropp Ranch Project
3880 Mountain House Road, Byron, California**

Dear Mr. Jones:

Pursuant to your request, please find below a technical discussion and summary of the known soil and ground water hydrocarbon contamination present at the Schropp Ranch property located at 3880 Mountain House Road, Byron, California.

Hydrocarbon contamination of soil and ground water was determined to be present at the Schropp Ranch on January 11, 1992. An environmental investigation was conducted to determine if the hydrocarbon contamination was the result of an above ground (AST) or underground fuel storage tank (UST) unauthorized release. The results of the site assessment investigation suggested a 550 gallon underground fuel storage tank had been present until the fall of 1991. The tank was removed during the fall of 1991 by Mr. Don Holk, the property manager,

The UST removed from the subsurface is still present on the property and has been secured for any potential future litigation support. An identification placard is present on the tank and WZI is attempting to identify the contractor that placed the tank in the ground and the date of placement. This tank replaced a former UST located at the same site, at some point, approximately 20 years ago according to the tenant, Mr. Don Holk. The two tanks may have been in the ground for an aggregate period of over forty years. Only gasoline was reportedly stored in the tanks. No tanks at the site were registered with the State of California because they were agriculture related tanks with a capacity of less than 1000 gallons. According to Don Holk, as a consequence, no county

oversight was required for their removal. No soil samples were obtained and analyzed for hydrocarbon contamination at the time of the tank removal. No regulatory oversight was provided by county or state regulatory agencies.

A domestic water well was located immediately adjacent to the former UST site. This well was abandoned subsequent to the environmental investigation. It had provided water for the occupants of the house also located immediately adjacent to the former UST site for a period of at least twenty years. As soon as the potential for ground water impact by gasoline from the UST became known, the property owners restricted the use of the domestic water well and abandoned the well.

Alameda County Environmental Health Department (ACEHD) was notified of the tank removal and a workplan to remove any additional remaining subsurface piping was submitted to ACEHD during April, 1992. This workplan also included a proposal for a limited amount of exploratory trenching to be conducted immediately around the UST site. Exploratory excavation during April, 1992 indicated that soil immediately below the former tank site had been substantially impacted by gasoline contamination. This was verified by both visual inspection, portable organic vapor instrumentation and by analysis of soil samples. Analytical results indicated levels of benzene and total petroleum hydrocarbon as gasoline (TPH - Gasoline) were present well above levels considered "Actionable" by the California Regional Water Quality Control Board (CRWQCB).

Exploratory excavation of the shallow subsurface to a depth of approximately 30 feet and removal and stockpiling of hydrocarbon contaminated soil was begun on April 21, 1992. Approximately 1500 cubic yards of contaminated soil was removed and stockpiled. Although contamination was found not to extend to a greater depth than 30 feet and a non-detection sample was obtained from the bottom, lateral contamination was not pursued. ACEHD was notified of the unauthorized release on April 22, 1992. A letter of instruction dated April 24, 1992 was issued by ACEHD that placed the owners of Schropp Ranch on notice that they must complete an investigation of the hydrocarbon contaminated soil and ground water. A workplan to conduct this environmental site assessment was submitted to ACEHD and approved on April 26, 1994.

Continued exploratory excavation and removal of hydrocarbon contaminated soil was initiated on July 1, 1992. Excavation of the soil was advanced northerly and easterly from the former underground tank location on the Schropp property. Soil samples were obtained from the floor and sidewalls of the excavation. The excavation continued until the vertical/lateral extent of hydrocarbon contaminated soil was determined from analytical results of the soil samples. All encountered soil hydrocarbon contamination was removed except for presence on the northern wall of excavation bordering the adjacent property and a small portion of soil that extended under the house on the property. Clean fill and hydrocarbon remediated soil was backfilled into the excavation after approval in writing from ACEHD.

The investigation further indicated that another potential source of hydrocarbon contamination was present. Hydrocarbon soil contamination appeared to increase in intensity along what was the north wall of the exploratory excavation on the Schropp property. Soil samples collected along this wall, coloration of the soil and distinctive odor all indicated that the hydrocarbon contamination impacted the property immediately north of the Schropp Ranch. Mr. Anthony Castello, the neighbor who owns the property to the north, was contacted in order to obtain permission to enter his property and place exploratory soil borings and/or ground water monitoring wells on his property. This effort was intended to evaluate soil and/or ground water hydrocarbon contamination that clearly is present on his property and to assist in determining if the hydrocarbon contamination was the direct result of leakage from the UST located on the Schropp property. Another determination would have been to identify if the hydrocarbon contamination had originated on the Castello property and migrated onto the Schropp property.

Mr. Castello declined to allow WZI to enter the property for these purposes. Since WZI was unable to conclude a satisfactory agreement with Mr. Castello, the site investigation ended at the Schropp property boundary and WZI was unable to confirm the source and relationship of hydrocarbon soil contamination on the Castello property.

Part of the WZI site assessment investigation was to review historical operations on adjoining properties that may have impacted the Schropp property. WZI determined that a Shell Oil Company petroleum pipeline and a possible second pipeline were in operation approximately 150 feet north of the Schropp property line boundary during the 1960-1985 time period. These oil pipelines are no longer in use but are still present in the subsurface at least on the Castello property. The previous owner of the Schropp property, Mr. Wing, removed the Shell pipeline from what is now the Schropp property prior to the sale to the Schropp.

According to numerous individuals familiar with the history of the area, these two pipelines have a history of leakage in the greater Byron area. Mr. Anthony Castello and Mr. Don Holk both indicated to WZI that the Shell pipelines have leaked during the time they were in operation approximately 1/2 mile north and west of the former UST site. A significant pipeline rupture occurred during the late 1950's and 1970's, and a large volume of soil was contaminated approximately 1/2 mile west of the intersection of Mountain House Road and Kelso Road, north of the former UST site. Shell employees visiting the Schropp Ranch site indicated to WZI personnel that the pipeline had only carried crude oil and had never carried refined product. This information is unsubstantiated and it is currently unknown what petroleum products may have been historically transported within the pipeline system.

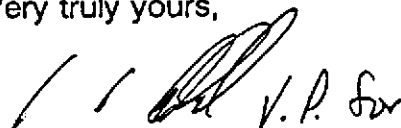
The soil and ground water hydrocarbon contamination found to be present in the subsurface of the Schropp property is most likely from gasoline. No crude oil, diesel or heavy hydrocarbons were found to be present in the soil samples taken and analyzed. It is currently unclear whether the Shell Oil Company petroleum pipelines and the

identified hydrocarbon contaminated soil and ground water are related. A plan to investigate the former Shell Oil pipeline easement on the Schropp property is being initiated to determine if any hydrocarbon contamination is still present.

WZI began the ground water phase of the site assessment investigation during October, 1993. Five 2-inch diameter ground water monitoring wells have been drilled and completed in accordance with the guidelines presented in the approved workplan. These wells have been sampled and ground water samples submitted for analytical testing. Benzene, Toluene, Ethylbenzene, Xylene as well as TPH - Gasoline were all found to be below detection limits. It is anticipated that ground water flow direction, water quality and other such information pertinent to the ground water investigation will be provided in the site assessment report that will be forthcoming during April, 1994. Ground water elevation surface measurements indicate that a slope to the northeast is present. The ground water monitoring wells will be sampled on a quarterly basis until ACEHD advises otherwise.

If you have any further questions prior to submission of our final report, please do not hesitate to contact me at (805) 326-1112.

Very truly yours,



Stephen G. Muir
Manager, Geotechnical Services

SGM/jkw/er

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
<u>Xylene³</u>	µg/l	Grab	Each Batch ²

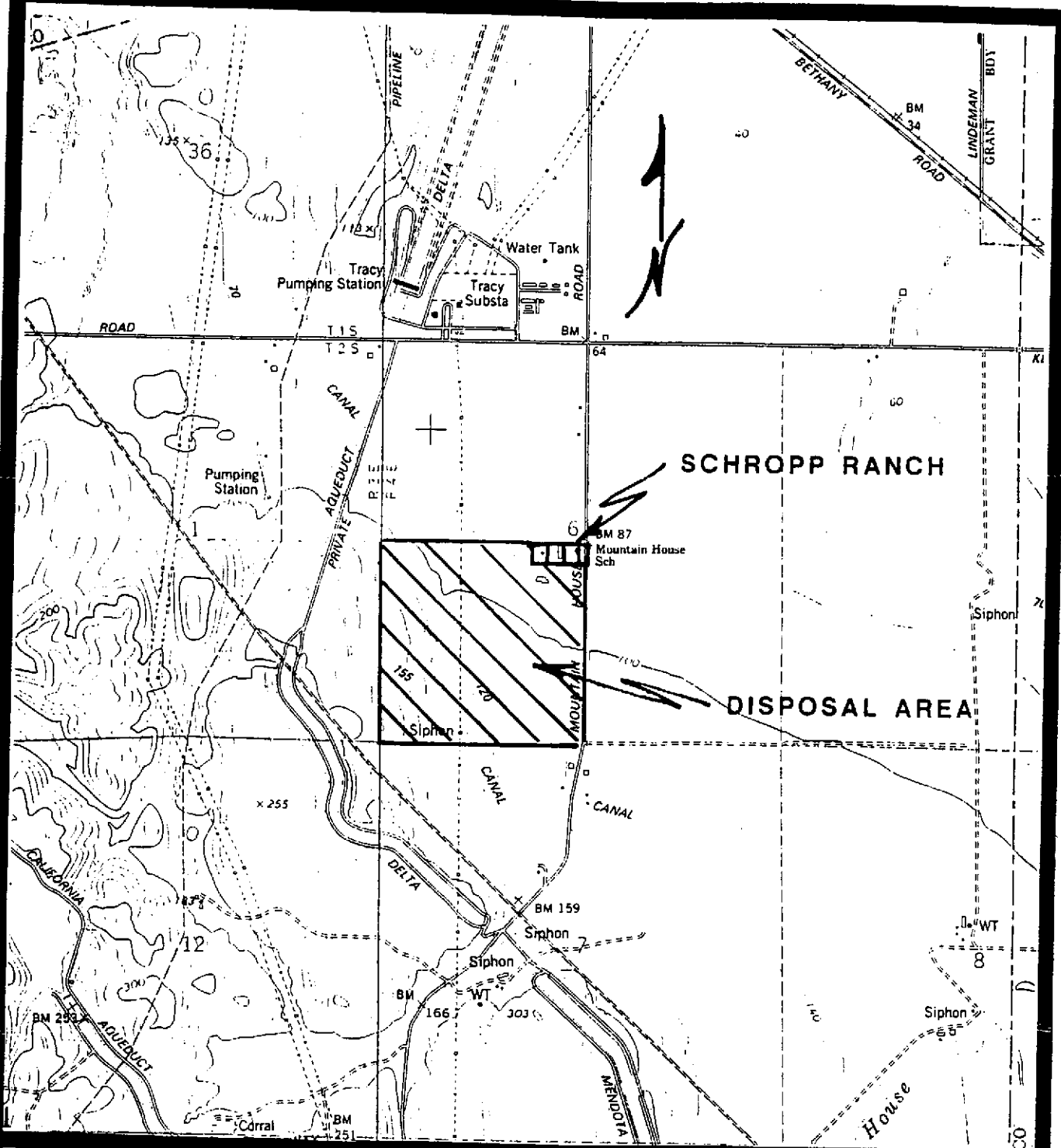
- ¹ EPA Method 8015, Modified, GCFID.
² Each batch consists of 20,000 gallons or less.
³ EPA Method 602, or an equivalent method.

EFFLUENT MONITORING

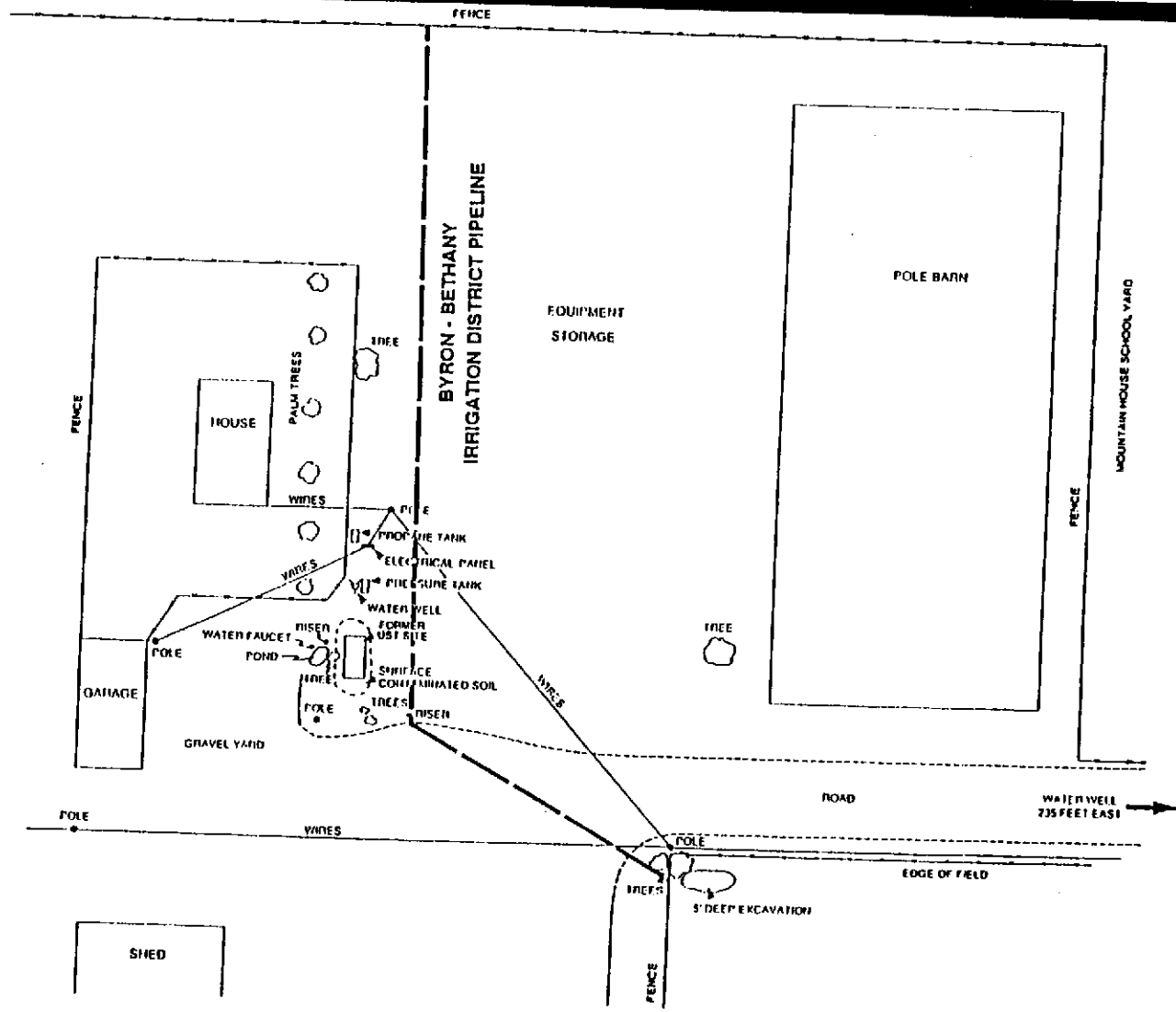
Effluent samples shall be collected downstream from the last connection through which wastes can be admitted into the discharge. The sample can be taken from the Baker Tank receiving effluent from the treatment system. Effluent samples should be representative of the volume and nature of the discharge. 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
<u>Xylene³</u>	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.



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