

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

Fresno 470 Eest Herndon Ave. Suite 203 Fresno, CA 93720 209/261-9160 209/261-9171 FAX Re: Abandonment of Water Well 2S/3E - 6F1
Alameda CFC and WCD Permit 92562

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

State of California No. 1224 Expiration Date: 06/30/93

Auxlen G. Muin

SM/er 01370010.022

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4800 Easton C Suite 114 Bakersfield, Calnornia 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

October 1, 1992

Mr. Richard G. Jones Agriculture Industries Inc. 3002 Beacon Boulevard West Sacramento, California 95691

Re: Schropp Ranch Soil Excavation and Remediation Bid Package

Dear Dick:

Enclosed is the bid package for Schropp Ranch. I suggest you set up a time for a job walk with contractors you intend to invite to bid. Enclosed are several firms that we are aware of that should be interested in bidding. I will make time available from my schedule to attend the walk and discuss aspects of the proposed effort, regardless of what operations we have ongoing.

The water well must be abandoned prior to start of excavation. This effort has not been included as part of the bid package since most dirt operators are not licensed drillers. I have already contacted a firm in Sacramento, Earthtec Limited, that is willing to conduct the abandonment. Enclosed are several other drillers that are local to the Tracy area that would be able to abandon the well. An instruction sheet for well abandonment procedures with Schropp Ranch requirements is also attached.

I apologize for any delay in completing this bid request. We can make up for the lost time in the operations phase. If you have any questions please do not hesitate to contact me in Bakersfield.

Best regards.

Sincerely,

Stephen G. Muir

Manager, Geotechnical Services

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SGM/jb Enclosures 0137.0010.021

AGRICULTURE INDUSTRIES, INC. 3002 BEACON BOULEVARD WEST SACRAMENTO, CALIFORNIA 95691

SCHROPP RANCH 3880 MOUNTAIN HOUSE ROAD BYRON, CALIFORNIA

REQUEST FOR BIDS
HYDROCARBON CONTAMINATED SOIL
EXCAVATION AND REMEDIATION

OCTOBER 1992



INSTRUCTIONS FOR WELL ABANDONMENT

<u>Task</u>	<u>Description</u>
1	Obtain Abandonment Permit from Alameda County
2	Pull Pump and Pipe (1 to 2 days)
3	Natural Gamma-Ray and Televideo Log Wellbore (WZI will do this) (1/2 day)
4	Pull Casing and Grout (1 to 2 days)

Total time necessary: 2 to 5 days

POTENTIAL DRILLING CONTRACTORS

- 1. Earthtec Limited Ed Hendrick (916) 969-5252
- 2. Spectrum Drilling Stockton, California (209) 465-8712
- 3. Melton Drilling
 Bakersfield, California
 (805) 589-0521

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1 DESCRIPTION OF WORK

WZI Inc. conducted a Phase I Preliminary Environmental Site Assessment and limited exploratory trenching of a former gasoline underground fuel storage tank site at Agriculture Industries Inc. Schropp Ranch, located at 3880 Mountain House Road, Byron, California during April 1992.

The subject property consists of two contiguous parcels of approximately 488 acres, consisting of Alameda County Assessors Parcel numbers (APN) 99B-7200-2-4 and 99B-7200-2-3, (Exhibits 1 and 2). Existing improvements on the property consist of one residence with a separate garage, a storage shop, and a barn. In addition, a pole-barn storage structure is present in the shop area (Exhibit 3).

The site information for the subject property revealed the following:

<u>Historical Use</u> - Dark soil staining was present in the shop yard area as depicted on aerial photographs. Interviews of past persons involved in property management have indicated past operation of an underground gasoline fuel storage tank over a period of at least 20 years. A 550 gallon fuel tank was removed from the subsurface during the past year and has remained on-site.

<u>Site Investigation</u> - The initial field investigation revealed hydrocarbon contaminated soil at the surface in the area where the underground fuel storage tank had been removed. Exploratory trenching of the subsurface in the area immediately surrounding the former tank location indicated contaminated soil to a depth of at least 26 feet. Approximately 2,000 cubic yards of hydrocarbon contaminated soil was removed from the subsurface in an attempt to determine if a very limited amount of soil was contaminated immediately surrounding the tank. This contaminated soil has been remediated by controlled aeration. The vertical and lateral extent of the soil contamination is undetermined at this time. Soil and water samples taken from the excavation indicate gasoline contamination of both soil and groundwater. It is estimated that at least 3,000 and as much as 15,000 additional cubic yards of hydrocarbon contaminated soil are present in the subsurface at the site.

2 PRELIMINARY SITE ASSESSMENT RESULTS

The initial WZI field investigation revealed no signs of soil staining, exposed pipes, natural depressions, chemicals or raw materials, wells, hazardous waste or solid wastes stored on-site, on-site landfills, pits, sumps, on-site storage tanks or any other items of suspicious nature which required further investigation.

A gasoline dispenser was present approximately 50 feet northeast of the northeast corner of the shop building and immediately next to the reported former location of the underground fuel storage tank (Exhibit 3). Minor surface staining is present in the shop area in the vicinity of the former underground fuel storage tank that is visible on aerial

photographs. Limited exploratory trenching was conducted to determine if soil contamination was found in the subsurface.

The water supply for the property consists of two sources. Domestic water supply is from a water well located in the yard portion of the shop area (Exhibit 3). No information is available regarding this water well. This well currently supplies all water needs for the family living in the residence at the property with the exception of drinking needs. The family has been using bottled water for the past three years according to the tenant farmer. This well will be abandoned as part of the site excavation will involve the well site.

The irrigation water source for agriculture operations on the property is through the Byron Bethany Irrigation District. The District has a 24 inch concrete pipeline that crosses through the main shop area as depicted on Exhibit 3. This pipeline is near the end of the water delivery system and delivers water to the north to one additional farm property. This pipeline will need to be moved prior to the start of excavation.

The Contaminated Soil Assessment and Remediation Work Plan that has been approved by Alameda County Environmental Health Department includes the following action items to be completed:

- 1. Abandonment of existing water well.
- 2. Site preparation to include moving fences, trees, overhead lines, gas pipelines and relocating the Byron Bethany Irrigation District concrete pipeline.
- 3. Excavation and stockpiling of hydrocarbon contaminated soil at unspecified site on Schropp Ranch. Soil will be placed on visqueen and covered to prevent uncontrolled aeration.
- 4. Backfilling excavation and compacting soil to field density as directed by Agriculture Industries.
- 5. Soil remediation by controlled aeration through on-site landfarming.

3 SPECIFICATIONS

- 3.1 The contractor is to comply with all applicable state and federal regulations including, but not limited to, the following:
 - a. California Occupational Safety and Health Administration (Cal-OSHA)
 - b. Alameda County Department of Environmental Health Services
 - c. California Environmental Protection Agency (Cal-EPA)
- 3.2 Equipment and specific specifications are outlined in Attachment A.

4 SCOPE OF WORK

4.1 Task Descriptions

The Scope of Work will include six Tasks. These Tasks are as follows:

Task 1: Mobilization and Demobilization

Task 2: Site Preparation

Task 3: Soil Excavation

Task 4: Site Repair and Soil Compaction

Task 5: On-Site Soil Aeration

Task 6: Groundwater Pumping and Discharge

These Tasks will involve mobilization/demobilization of the contractor and equipment to the job site in Byron, California, site preparation, and excavation of hydrocarbon contaminated soil.

4.1.1 Task 1: Mobilization and Demobilization

This Task will be to mobilize the contractor equipment and personnel to the Byron, California job site.

4.1.2 Task 2: Site Preparation

Specific items shall include: Moving Byron Bethany Irrigation District concrete pipeline; Removal of trees and fence; Removal of propane tank and system; and Removal of any overhead wires.

4.1.3 Soil Excavation

Soil will be excavated using an excavator that can reach to a minimum depth of 27 feet. Excavation will be conducted under the supervision of a California State Certified Engineering Geologist. Gasoline contaminated soil will be identified in the field using a Photo Ionization Device (PID) and other criteria such as coloration and staining.



POTENTIAL EXCAVATION CONTRACTORS

- 1. Tim McIssac McIssac Company Los Banos, California
- 2. Marty Thorp
 Jim Thorpe Oil
 Lodi, California
- 3. Tom Daniels
 Daniels Excavation
 Pleasanton, California
- 4. Ed Herbst
 Herbst Engineering
 Sacramento, California
 (916) 422-2628

Contaminated soil will be separated from clean soil and covered with visqueen sheeting. Soil that is suspected of being contaminated shall be kept covered with tarps except during active excavation. The tarps, which may be made of plastic sheeting or other material, shall be impermeable to gasoline, diesel or oil liquids and vapors.

4.1.4 Task 4: Site Repair and Soil Compaction

Contractor will be required to provide the following immediate site excavation actions to repair the site.

- Backfill of native soil to be compacted according to onsite direction of Client Designee. Contractor should be prepared to compact soil to 90 percent of in-place density as per Alameda County Guidelines and Uniform Building Code Chapter 70. Native soil will be provided to the contractor on the immediate site.
- Repair of surface paving, concrete and associated structures as directed by Agriculture Industries. Contractor will provide services as directed by Agriculture Industries.

4.1.5 Task 5: On-Site Soil Aeration

The contractor will place contaminated soil on lifts up to 12 inches thick or as directed by the Client Designee. Contractor will aerate soil at amounts determined by Client Designee. Contractor will till soil at appropriate rates to maximize rate of soil remediation. It is anticipated that the exposed soil should be tilled at least twice a week.

4.1.6 Task 6: Groundwater Pumping and Discharge

Contractor will provide pump and hoses to connect four 20,000 gallon portable storage tanks. Water from the base of excavation will be pumped into the tanks and held. If water is verified as non-detect levels for total petroleum hydrocarbons as gasoline (TPH(G)) and benzene, toluene, ethylbenzene and xylene (BTEX) the water will be disposed of on the Schropp Ranch property as per requirements that will be issued by the California Regional Water Quality Control Board - Central Valley Region.

Contractor will keep pump operation going until advised to quit by Client Designee. Contractor shall provide personnel and equipment to sample the water in the storage tanks.

5 SCHEDULE

- 5.1 Within five days of contract execution, the contractor shall submit a comprehensive excavation schedule to the owner or its designee.
- 5.2 The contractor shall update the schedule and provide the updates to Agriculture Industries during operations.

6 PERMITS

Agriculture Industries will obtain all necessary Alameda County and Bay Area Air Quality Management District permits to conduct the soil excavation and aeration. The contractor shall obtain and pay for all other necessary permits. Any licenses required, such as an OSHA excavation license, shall be obtained and paid for by the contractor.

7 ITEMS FURNISHED BY AGRICULTURE INDUSTRIES

- 7.1 Agriculture Industries will furnish the water necessary for on-site operations.
- 7.2 Agriculture Industries will furnish a clear area for stockpiling excavated material.

8 ITEMS FURNISHED BY CONTRACTOR

- 8.1 The contractor shall furnish all material, labor, tools, equipment, supervision, and every item of expense necessary to conduct the excavation.
- 8.2 The contractor will install and maintain a safety barricade around the excavation site once the contractor has finished the removal work and is ready to leave the site.

9 CLEANUP

- 9.1 During removal, the contractor shall maintain the excavation area in a neat and orderly manner.
- 9.2 The contractor shall pick-up all trash in the excavation area daily.
- 9.3 Following removal, the contractor shall clear the excavation area of all pipe, structural steel, concrete, and all other materials not used or consumed during removal.

In the event that conditions encountered during the execution of the Task are substantially different than described by this Scope of Work, contractor will be paid additional compensation for the level of work required to complete the Task on a Time and Materials basis. Contractor will provide anticipated Labor and Equipment Rates for this additional work. Contractor will also provide additional cost rate for Labor and Equipment in the event that OSHA Health and Safety levels other than Level D are encountered.

12 COORDINATION AND SAFETY

- 12.1 After award of the job, the contractor will coordinate all activities with the designated Agriculture Industries representative.
- 12.2 The contractor shall have a designated person responsible for all activities taking place on-site. This person shall be present at all times that any activities are taking place.
- 12.3 The contractor is responsible for insuring all activities are taking place in a safe manner, with correct workmanship by industry standards. Contractor is responsible to insure all personnel are briefed daily regarding safety, and any other activities taking place on the site around the work area.

13 ACCOUNTING BREAKDOWN

On each progress billing, the contractor shall furnish Agriculture Industries a cost breakdown showing the detail of how each Task was billed.

ATTACHMENT A SPECIAL INSTRUCTIONS

ATTACHMENT A SPECIAL INSTRUCTIONS

Agriculture Industries will require the minimum Contractor Capability Requirements

- A. California State Contractors License with following:
 - A General Contractors License
 - Hazardous Materials Specialty
- B. Health and Safety Program
 - Employees on-site have 40 Hour OSHA Health and Safety Training for hazardous waste sites specified in 29 Code of Federal Regulations (CFR) 1910.120
 - Supervisors have 8 Hour OSHA Health and Safety Training for hazardous waste sites specified in 29 CFR 1910.120
 - All personnel are current in Health and Safety ratings
- C. Respirator Fit and Medical Surveillance Program
 - All on-site employees are part of annual medical surveillance by contractor
 - All on-site employees have documentation of respirator fit
- D. Insurance
 - Policy as per Agriculture Industries requirements
- E. Equipment
 - Contractor should own and maintain all equipment. Contractor should be able to maintain equipment at the job site.
 - Contractor should have or have access to following:

- 1. Caterpillar R-235 or equivalent
- 2. Bomag compactor or equivalent
- 3. End Dump Truck (2) or as appropriate
- 4. Front End Load (3 cubic yard bucket)
- 5. Pressure Washer

Contractor should have all above equipment mobilized to site at beginning of job. Equipment should be dedicated to job and based at Schropp Ranch during the duration of the job.

F. Operations Safety

Contractor will be responsible for construction of barricades surrounding excavations. All barricades will be sufficiently large and strong enough to prevent unintentional or accidental entry into the open excavation.

Contractor will be responsible for providing seat belts and back-up alarms on mobile equipment utilized at job site.

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ATTACHMENT B AGRICULTURE INDUSTRIES BID SHEET

ATTACHMENT B AGRICULTURE INDUSTRIES BID SHEET

TASK 1: MOBILIZATION AND DEMOBILIZATION

LUMP SUM, FIXED PRICE
(Note that invoices for progress payments must reflect 10% withholding in accordance with Article 5 of the sample contract)
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AGRICULTURE INDUSTRIES BID SHEET TASK 5: ON-SITE SOIL AERATION

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AGRICULTURE INDUSTRIES BID SHEET TASK 6: GROUNDWATER PUMPING AND DISCHARGE

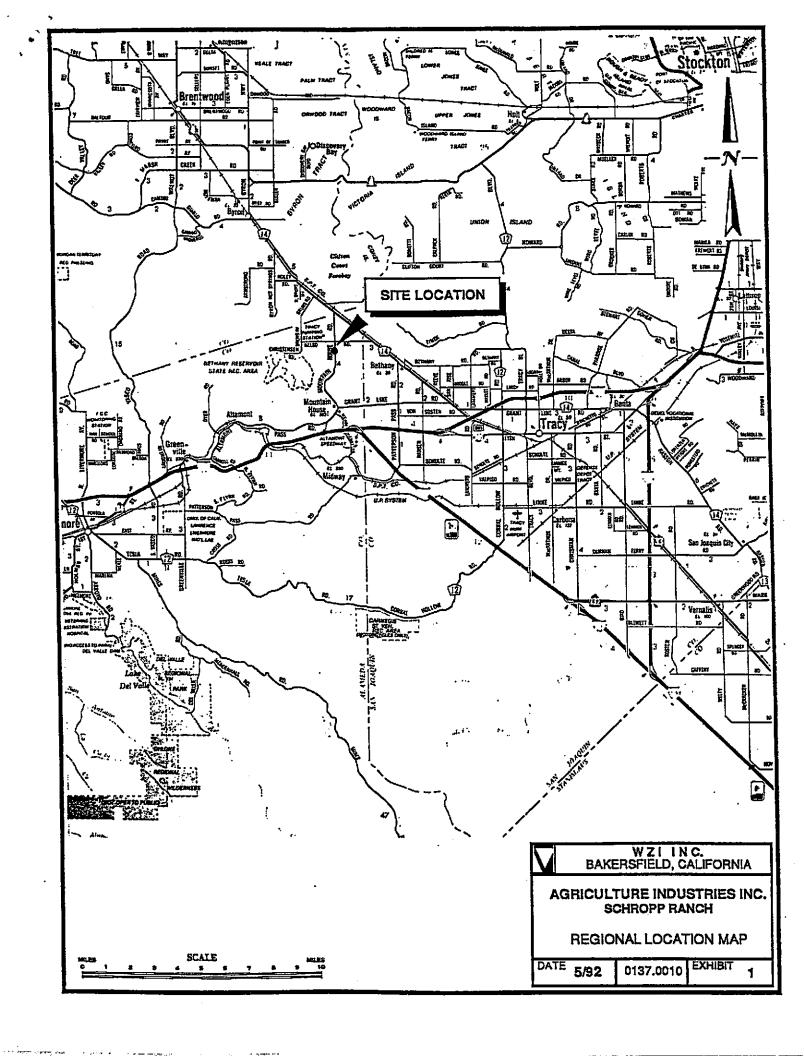
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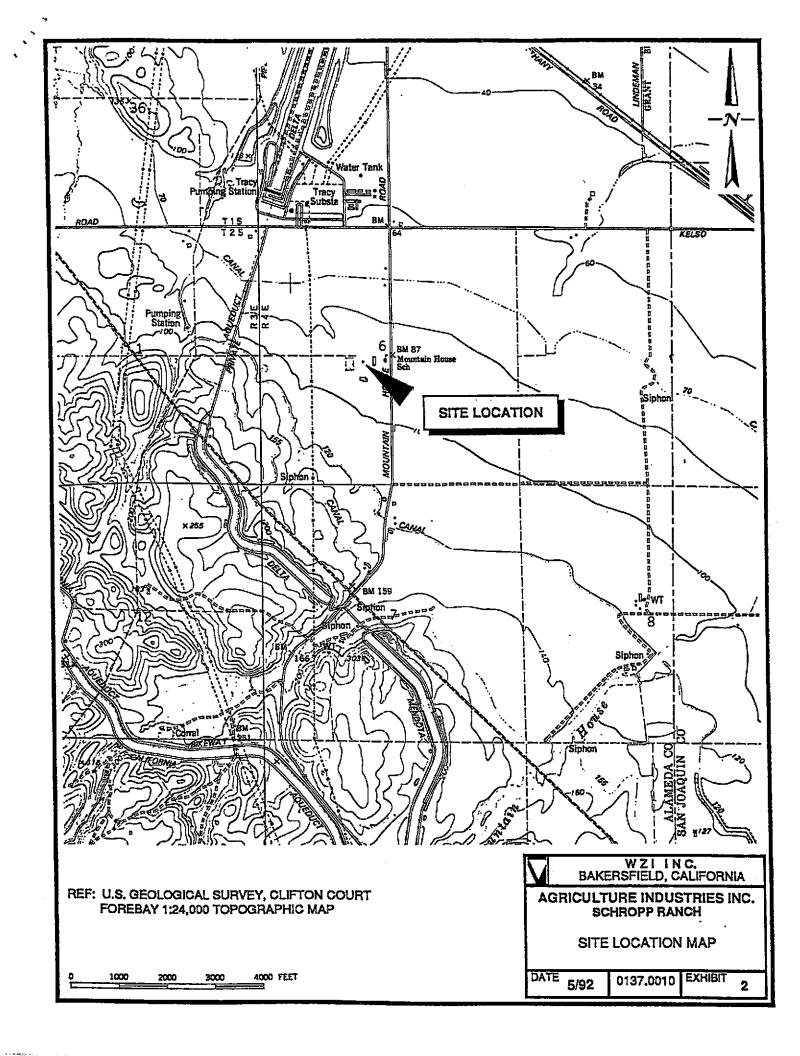
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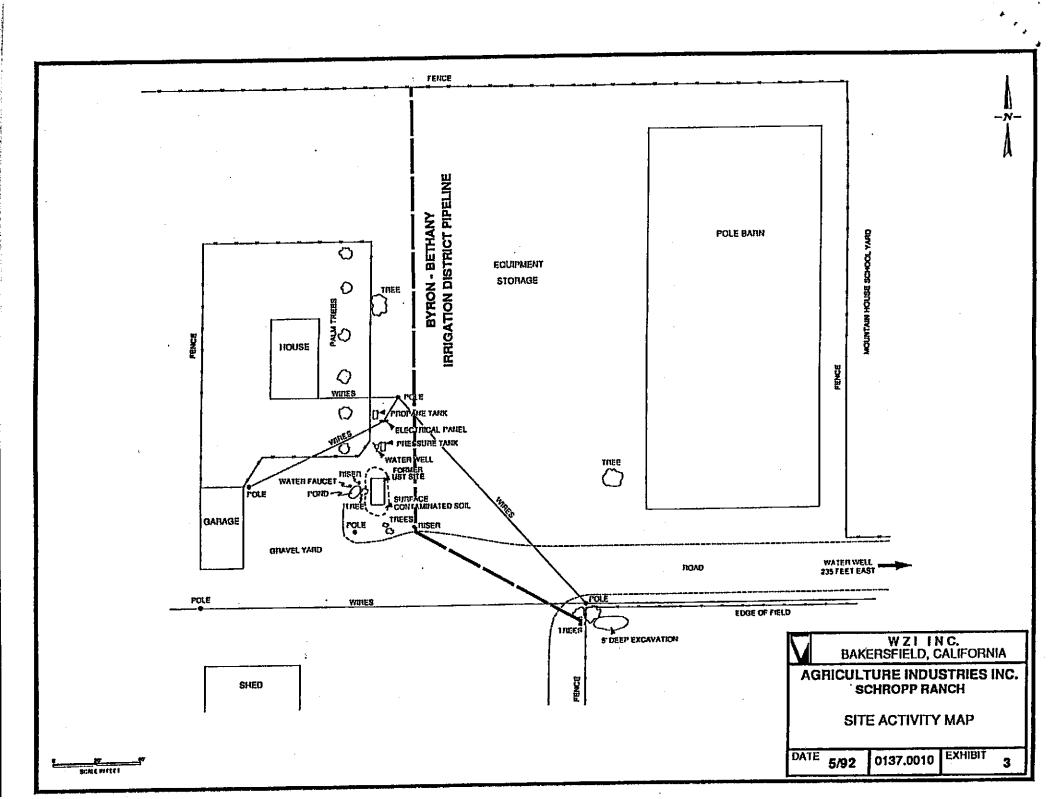
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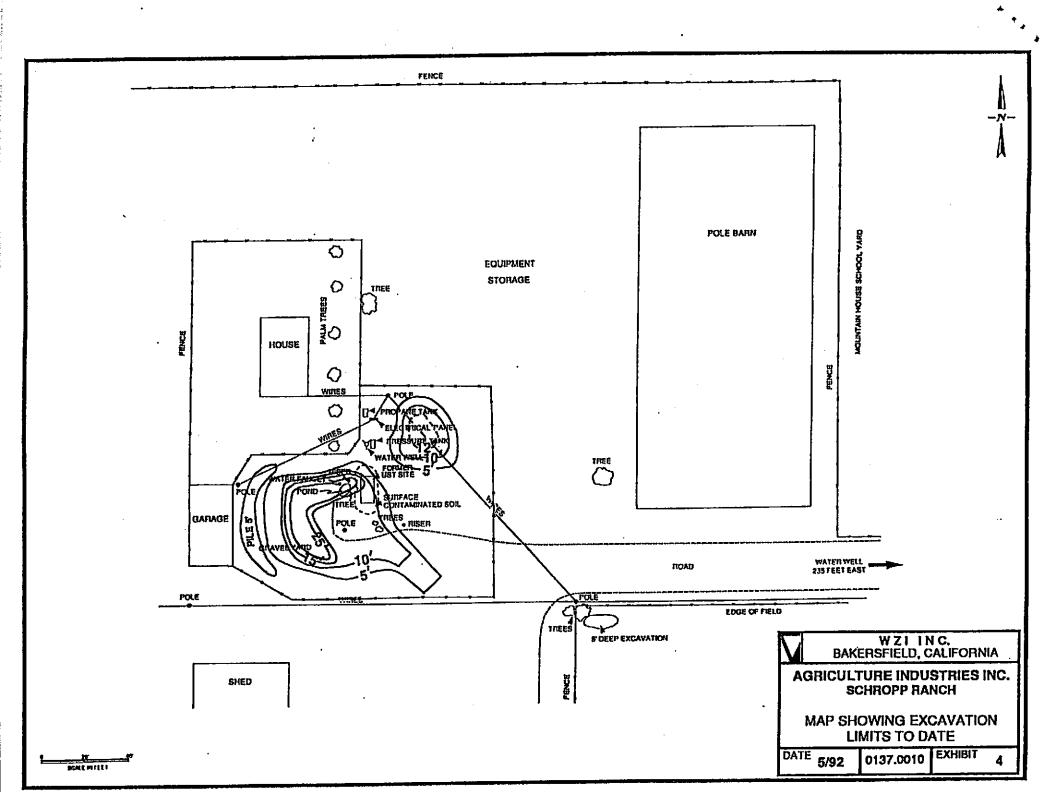
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Silty clay or clayey silt

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0137.0010A

COMPOSITE GEOLOGIC SECTION

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WZI INC. DO MENT APPROVAL SHEET AND JOB T. . .ET

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