

**Meeting of the Central Valley Flood Protection Board
October 26, 2012**

Staff Report – Encroachment Permit

**S. Thomas Enterprises of Sacramento, LLC
Soil Boring and Monitoring Well Installation, Sacramento County**

1.0 – ITEM

Consider approval of Permit No. 18529-1 (Attachment B).

2.0 – APPLICANT

S. Thomas Enterprises of Sacramento, LLC
45 Ansley Drive
Newnan, Georgia 30263
APN: 002-0010-023

3.0 – LOCATION

The project is located in Sacramento at 501 Jiboom Street.
(Sacramento River, Sacramento County, see Attachment A)

4.0 – DESCRIPTION

The applicant proposes to drill four boreholes along four transverse lines across the overbuilt project levee to perform bench scale testing and evaluate remedial alternatives, including Soil Stabilization and In Situ Chemical Oxidation. The work includes one soil boring to a total depth of approximately 25 feet; replacement of one existing piezometer with a sand zone groundwater monitoring well to a depth of approximately 45 feet; and two gravel zone groundwater monitoring wells to depths of approximately 100 feet.

Permit Number 18529 was previously approved in 2009 for the drilling of five soil borings, installation of two 1-inch-diameter piezometers, and one 2-inch-diameter monitoring well at the same project location.

5.0 – PROJECT ANALYSIS

The applicant is proposing to install one soil boring and three monitoring wells across the overbuilt project levee on the left bank of the Sacramento River as part of their Phase IV Remedial Investigation for the Manufactured Gas Plant Study Area at The Railyards.

The purpose of the project is to obtain soil bulk and water quality samples. Water level measurements will also be recorded on a monthly basis. One soil boring will be advanced to a depth of approximately 25 feet. Soil samples will be collected for chemical analyses. The bore hole will be abandoned and backfilled with neat cement grout. All monitoring wells will be installed to depths varying between 45 feet and 100 feet, and will be constructed of 10 to 20 feet of 2-inch-diameter, machine-slotted, polyvinyl chloride (PVC) well screen. The wells will be protected at the ground surface with either flush-mounted, traffic-rated vault boxes with bolt-down lids or “stovepipe” type hollow-steel risers with lockable lids.

The project is located on the left bank of the Sacramento River and conforms to all standards in CCR Title 23.

5.1 – Hydraulic Analysis

The proposed project involves the installation of underground instruments with the only above ground item being either the flush-mounted, traffic-rated vault boxes or hollow-steel risers with lockable lids on the landside of the levee. Therefore a hydraulic analysis was not required.

5.2 – Geotechnical Analysis

The proposed project does not require a geotechnical analysis.

6.0 – AGENCY COMMENTS AND ENDORSEMENTS

The comments and endorsements associated with this project, from all pertinent agencies are shown below:

- The City of Sacramento endorsed this application on July 2, 2012 with no conditions.

- The U.S. Army Corps of Engineers 208.10 comment letter has not been received for this application. Staff anticipates receipt of a letter indicating that the USACE District Engineer has no objection to the project, subject to conditions. Upon receipt of the letter, staff will review to ensure conformity with the permit language and incorporate it into the permit as Exhibit A.

7.0 – CEQA ANALYSIS

Board staff has prepared the following CEQA determination:

The Board, acting as the CEQA lead agency, has determined the project is categorically exempt in accordance with CEQA under a Class 6 Categorical Exemption (CEQA Guidelines Section 15306) covering data collection.

8.0 – SECTION 8610.5 CONSIDERATIONS

1. Evidence that the Board admits into its record from any party, State or local public agency, or nongovernmental organization with expertise in flood or flood plain management:

The Board will make its decision based on the evidence in the permit application and attachments, this staff report, and any other evidence presented by any individual or group.

2. The best available science that related to the scientific issues presented by the executive officer, legal counsel, the Department or other parties that raise credible scientific issues.

The accepted industry standards for the work proposed under this permit as regulated by Title 23 have been applied to the review of this permit.

3. Effects of the decision on the facilities of the State Plan of Flood Control, and consistency of the proposed project with the Central Valley Flood Protection Plan as adopted by Board Resolution 2012-25 on June 29, 2012:

The proposed project involves underground monitoring wells so there will be no effects on the State Plan of Flood Control.

4. Effects of reasonable projected future events, including, but not limited to, changes in hydrology, climate, and development within the applicable watershed:

There will be no effects to the proposed project from reasonable projected future events.

9.0 – STAFF RECOMMENDATION

Staff recommends that the Board find the project exempt from CEQA and approve the permit, conditioned upon receipt of a U.S. Army Corps of Engineers comment letter indicating that the District Engineer has no objection to the project, subject to conditions, and direct staff to file a Notice of Exemption with the State Clearinghouse.

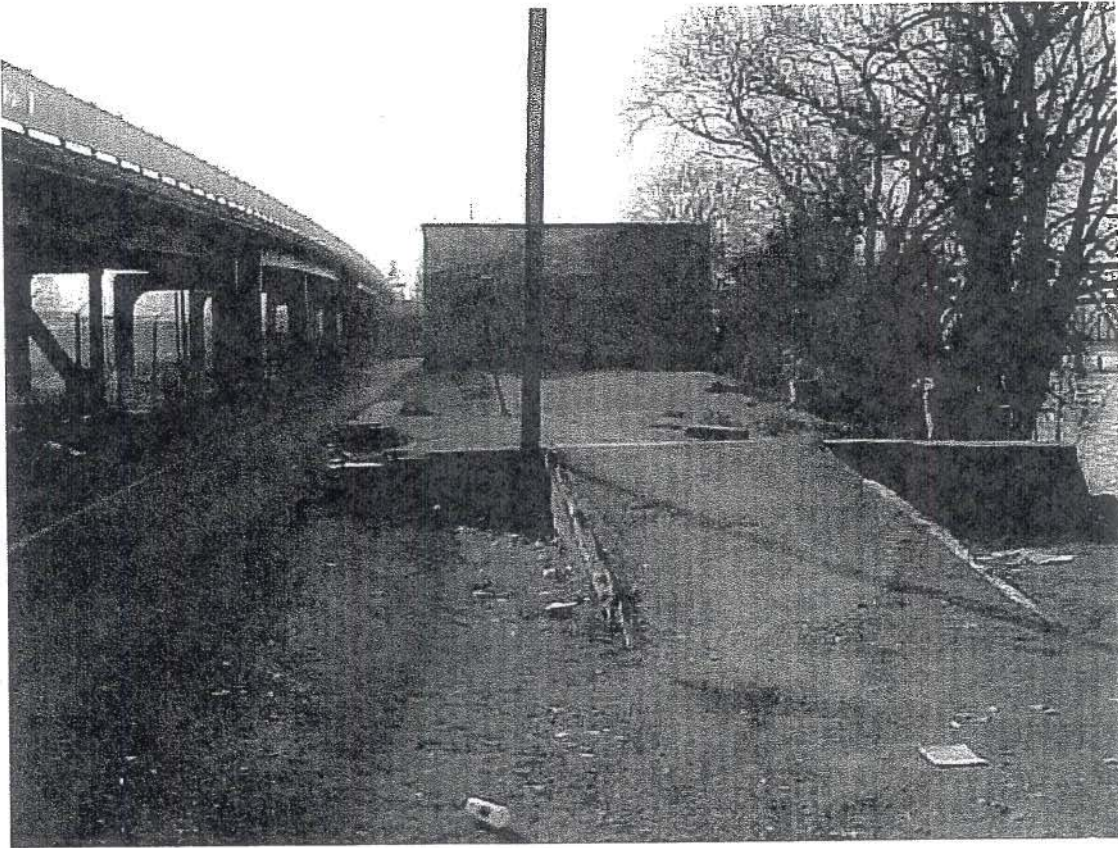
10.0 – LIST OF ATTACHMENTS

- A. Location Maps and Photos
- B. Draft Permit No. 18529-1
- C. Design Drawings

Design Review:	Martin Janolo
Environmental Review:	James Herota / Andrea Mauro
Document Review:	Michael Wright P.E., Mitra Emami P.E., Len Marino P.E.

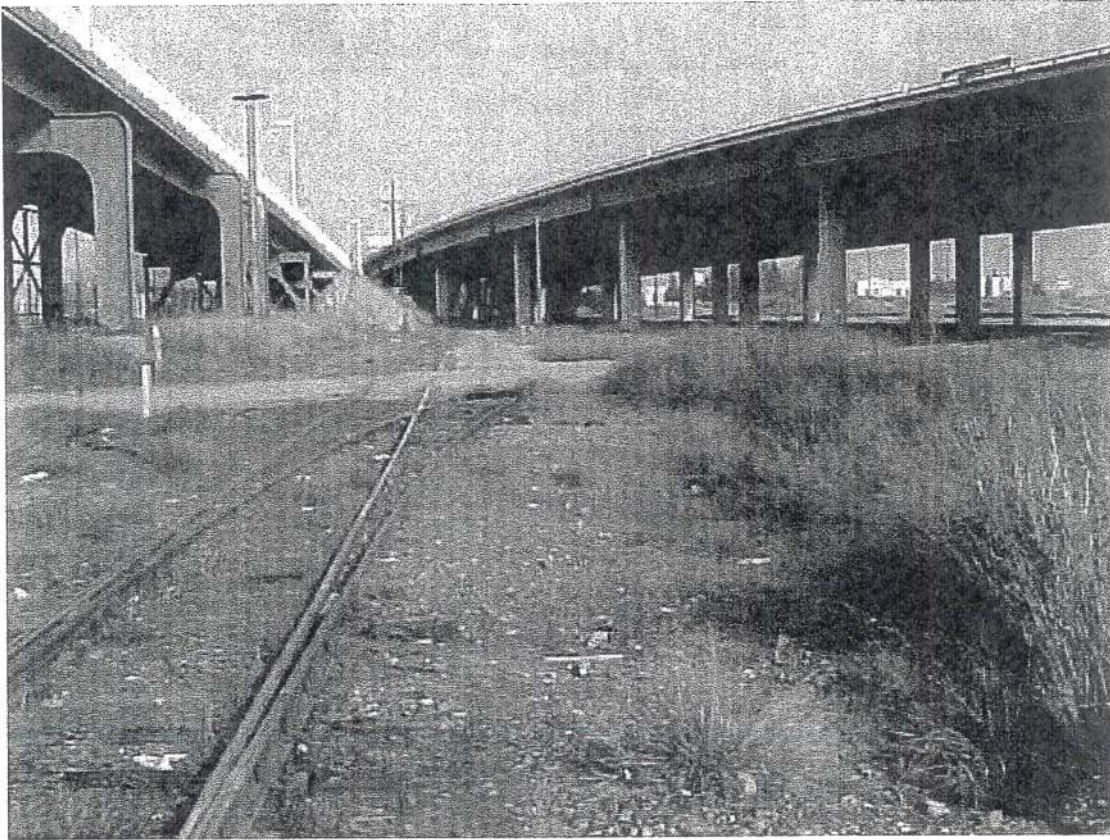


ATTACHMENT A



Western portion of former MGP site, West of Jibboom Street, looking south.

ATTACHMENT A



Eastern portion of former MGP site, east of Jibboom Street, looking north.

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE CENTRAL VALLEY FLOOD PROTECTION BOARD

PERMIT NO. 18529-1 BD

This Permit is issued to:

S. Thomas Enterprises of Sacramento, LLC
45 Ansley Drive
Newnan, Georgia 30263

To drill four boreholes along four transverse lines across the overbuilt crown of the left (east) bank levee of the Sacramento River. Proposed work includes one soil boring to a total depth of approximately 25 feet; replacement of one existing piezometer with a sand zone groundwater monitoring well to a depth of approximately 45 feet; and two gravel zone groundwater monitoring wells to depths of approximately 100 feet. Purpose of work is to collect bulk soil and water quality samples for bench scale testing and evaluating remedial alternatives, including Soil Stabilization and In Situ Chemical Oxidation. Located on the crown of the left (east) bank levee of the Sacramento River, at 501 Jiboom Street in Sacramento (Section 35, T9N, R4E, MDB&M, City of Sacramento, Sacramento River, Sacramento County).

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project as described above.

(SEAL)

Dated: _____

Executive Officer

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 – 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

ATTACHMENT B

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Central Valley Flood Protection Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Central Valley Flood Protection Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Central Valley Flood Protection Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Central Valley Flood Protection Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS FOR PERMIT NO. 18529-1 BD

THIRTEEN: All work approved by this permit shall be in accordance with the submitted drawings and specifications except as modified by special permit conditions herein. No further work, other than that approved by this permit, shall be done in the area without prior approval of the Central Valley Flood Protection Board.

FOURTEEN: The permittee is responsible for all liability associated with construction, operation, and maintenance of the permitted encroachment(s) and shall defend and hold harmless the Board and/or any subordinate agency responsible for levee maintenance from any liability or claim(s) of liability associated therewith.

FIFTEEN: The Central Valley Flood Protection Board and the State of California and/or any department(s) thereof shall not be held liable for damage(s) to the herein permitted encroachment(s) resulting from release(s) of water from reservoirs, flood fight, operation, maintenance, inspection and/or emergency repair(s).

SIXTEEN: The permittee shall be responsible for repair of any damages to the flood control project works due to construction, operation and/or maintenance of the herein permitted encroachment(s).

SEVENTEEN: The permittee shall arrange for an inspector from the Department of Water Resources to be at the site prior to any excavation and during all backfill operations. For availability and scheduling of an inspector, contact the Department of Water Resources at telephone number (916) 574-0609 at least 10 working days prior to the start of work.

ATTACHMENT B

EIGHTEEN: Piezometers shall be installed on the levee shoulder.

NINETEEN: Piezometer caps shall be flush with the levee surface.

TWENTY: Location markers shall be placed adjacent to each piezometer.

TWENTY-ONE: All debris generated by this project shall be disposed of outside the flood control project works.

TWENTY-TWO: The permittee or successor shall abandon the project under direction of the Central Valley Flood Protection Board and Department of Water Resources, at the permittee's or successor's cost and expense.

TWENTY-THREE: Prior to abandonment of the herein permitted geotechnical boring(s) and/or boring(s) facilitating piezometer installation, the permittee shall grout each boring. The cementitious grout mix design and specification shall conform to the minimum industry standard(s) for abandonment of boring(s) within levees.

TWENTY-FOUR: Backfill material for excavations facilitating the removal of piezometers within the levee shoulder shall be placed in 4- to 6-inch layers, moisture conditioned above optimum moisture content, and compacted to a minimum of 90 percent relative compaction as measured by ASTM Method D1557-91.

TWENTY-FIVE: The work area shall be restored to the condition that existed prior to start of work.

TWENTY-SIX: The permittee shall maintain the permitted encroachment(s) and the project works within the utilized area in the manner required and as requested by the authorized representative of The Central Valley Flood Protection Board, the California Department of Water Resources and/or any other agency responsible for maintenance.

TWENTY-SEVEN: The permittee shall comply with all conditions set forth in the letter from the Department of the Army dated XXX, which is attached to this permit as Exhibit A and is incorporated by reference.

TWENTY-EIGHT: No construction work of any kind shall be done during the flood season from November 1st to April 15th without prior approval of the Central Valley Flood Protection Board.

TWENTY-NINE: The permittee shall replant or reseed the levee slopes to restore sod, grass, or other non-woody ground covers if damaged during project work.

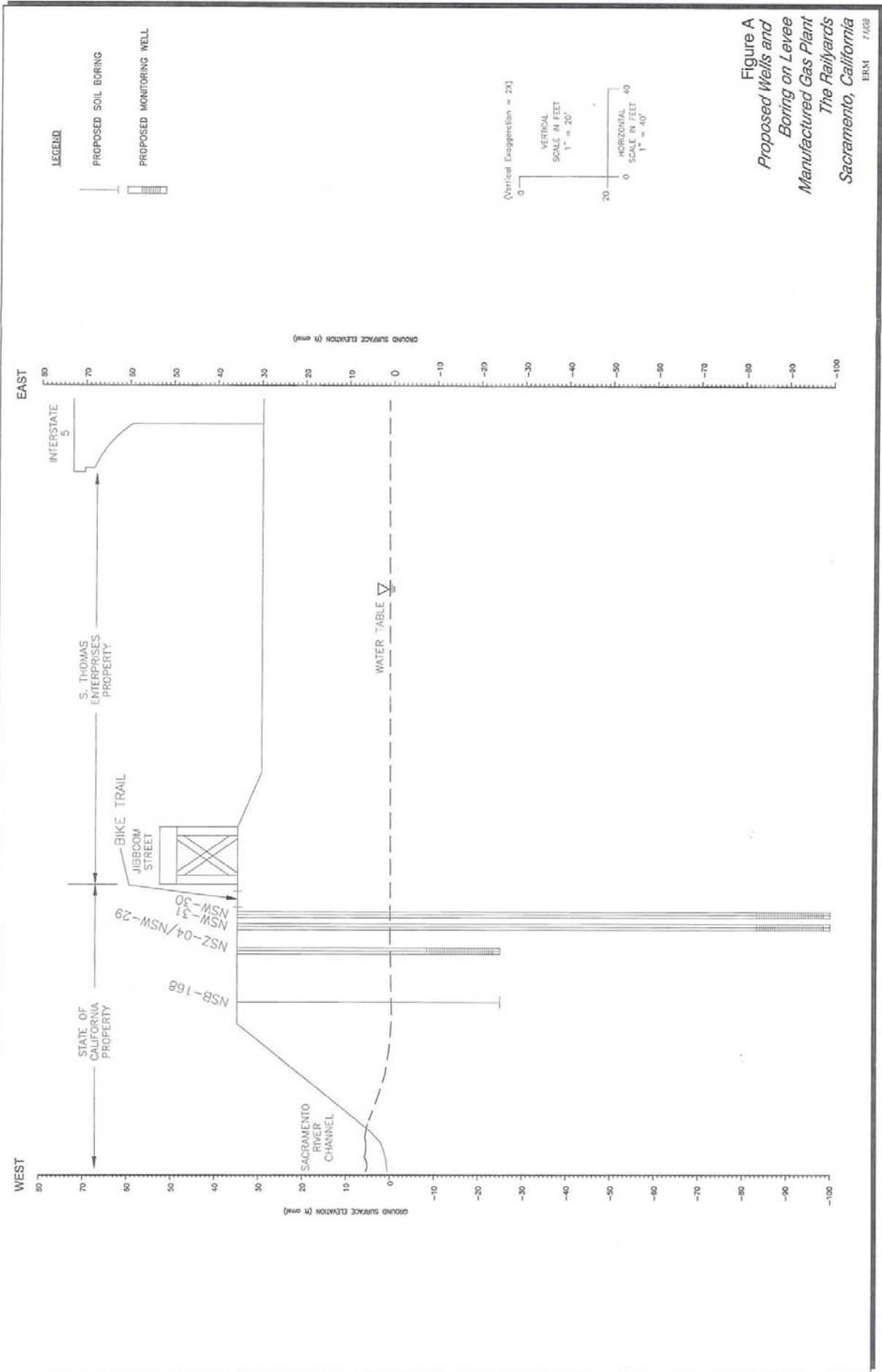
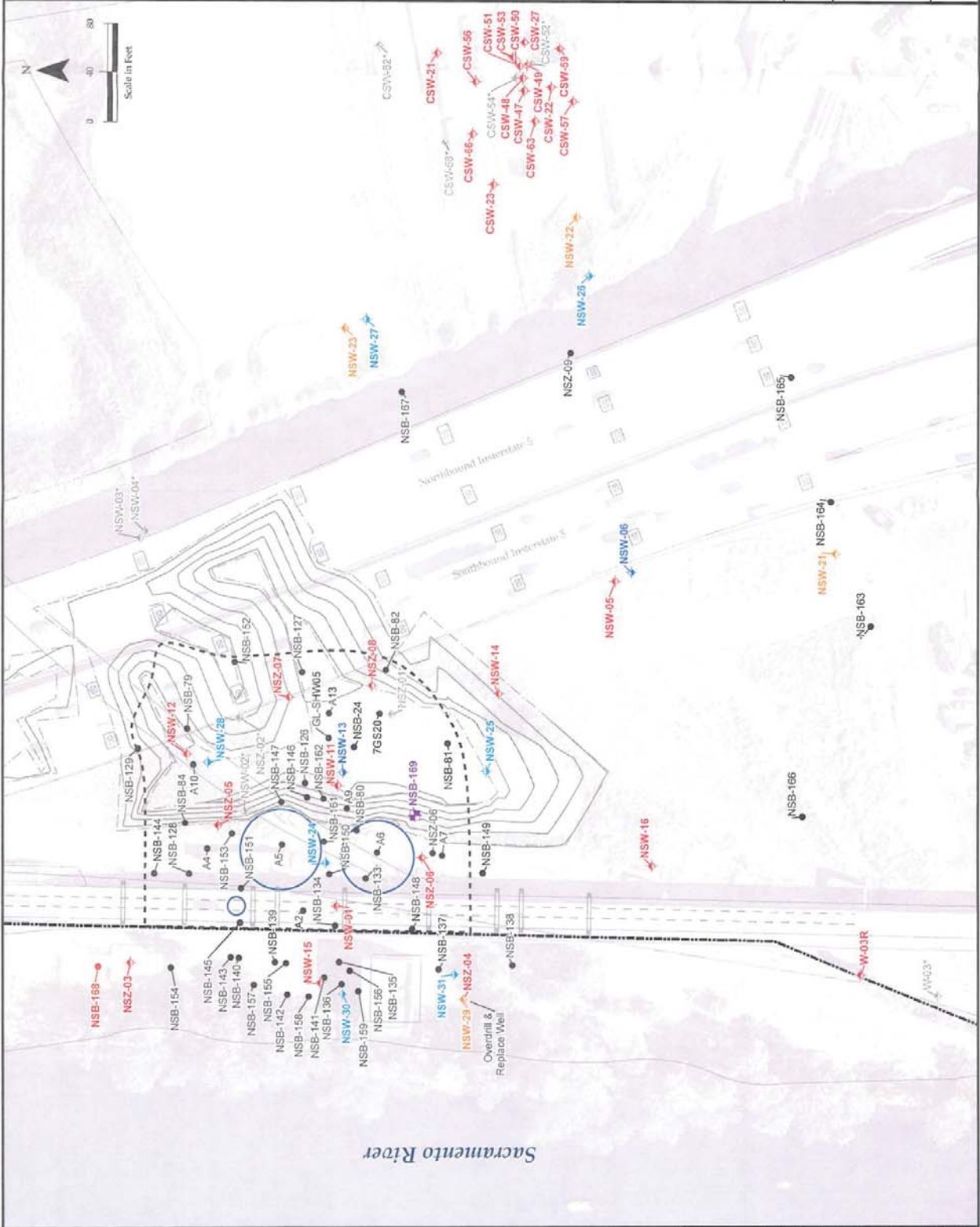


Figure A
Proposed Wells and
Boring on Levee
The Railyards
Sacramento, California

ERN 11/03



Legend

- Soil Boring
- Proposed Sample Locations
- Proposed Bulk Soil Boring
- Proposed Seal Boring
- Proposed Monitoring Well, Upper Sand Zone
- Proposed Monitoring Well, Gravel Zone
- Existing Wells
- Upper Sand Zone Monitoring Well
- Lower Sand Zone Monitoring Well
- Monitoring Well, Gravel
- Interbedded B Zone Monitoring Well
- Interbedded D Zone Monitoring Well
- Upper Sand Extraction Well
- Lower Sand Extraction Well
- Gravel Zone Extraction Well
- Abandoned Wells
- Upper Sand Zone Monitoring Well
- Lower Sand Zone Monitoring Well
- Monitoring Well, Gravel
- Interbedded B Zone Monitoring Well
- Interbedded D Zone Monitoring Well
- Upper Sand Extraction Well
- Lower Sand Extraction Well
- Gravel Zone Extraction Well
- The Railyards Boundary
- Highway Footing
- Approximate NCTP Boundary
- Former Tank Location
- Excavation Contour
- Underground Utilities
- Top/Tie

The Railyards
Sacramento, California

ERM

Figure 1
Proposed Well Locations
Manufactured Gas Plant

PREPARED BY:
(ERM)

FILE NO. 012139.00003
File Railyards, Proposed Well Locations, Gas Plant