

# TOURTELOT CLEANUP PROJECT



## TOURTELOT PROJECT ANNUAL INSPECTION AND REPORT FORM

Benicia, California

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## Background & Overview

This Tourtelot Project Annual Inspection and Report Form has been prepared to assist the City of Benicia in complying with inspection and reporting requirements that the City has agreed to perform on the Tourtelot Project Site.

The Tourtelot Project Site consists of approximately 220 acres located in the northwest corner of the former Benicia Arsenal, north of Rose Drive and west of East 2nd Street (see figure A). From 1944-1960 the Tourtelot property was leased to the U.S. Army as part of the Benicia Arsenal. In 1989 the City zoned the property for residential use. In 1996, the property owner discovered that the site contained ordnance and explosives (OE) that the Army had left on the property. The discovery of ordnance was reported to the City of Benicia, the United States Army Corps of Engineers (USACE) and the California Department of Toxic Substances Control (DTSC). The property was secured and the property owner began working on further investigation and cleanup.

Remediation of the Project Site to remove OE was undertaken, with oversight by DTSC and USACE. The Tourtelot Cleanup Project was completed in June 2004, and the DTSC issued a No Further Action determination confirming that no further removal

actions are required. All residential areas were approved for unrestricted residential use. Open space portions of the Project Site, all of which are owned by the City of Benicia, are subject to ongoing inspection and reporting requirements that are designed to monitor the Project Site.

### Ongoing Inspection

The Annual Inspection and Report Form identifies the inspection and monitoring activities that the City has agreed to perform on an annual basis. The City has also agreed to provide annual reports to DTSC regarding such inspections and monitoring activities. The annual report is due by May 15th each year and should be prepared and submitted to the addresses listed in the instructions contained herein.

City personnel or contractors who are responsible for conducting the annual inspection and monitoring activities and preparing the Report Form should review the Tourtelot Restricted Areas Educational Manual and refer, as necessary to the Land Use Covenant, Contingency Action Plan (CAP), Operations and Maintenance Plan (O&M Plan), and Operations and Maintenance Agreement (O&M Agreement) referred to in the Educational Manual and in the Report Form.

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## INSTRUCTIONS:

1. Please use the included CD ROM to print out the Annual Inspection and Report Form.
2. Fill out, sign and date each section of the Annual Inspection and Report Form. The signature of the person responsible for completing the Annual Inspection and Report Form is required for each section.
3. A City of Benicia Representative must compile all sections of the Annual Inspection and Report Form and sign and date page 1 and 17. Please include the contact information requested on page 17.

4. Mail one completed form to each of the following addresses no later than May 15th:

**Rizgar Ghazi**

Project Manager for Tourtelot Cleanup Project  
California Department of Toxic Substances Control  
8800 Cal Center Drive  
Sacramento, CA 94826-3200

**Heather McLaughlin**

City Attorney  
Benicia Project Manager, Tourtelot Cleanup Project  
City of Benicia  
250 East L Street  
Benicia, CA 94510

**Bill McNair**

President  
Pacific Bay Homes, LLC  
4041 Macarthur Boulevard, Suite 500  
Newport Beach, CA 92660

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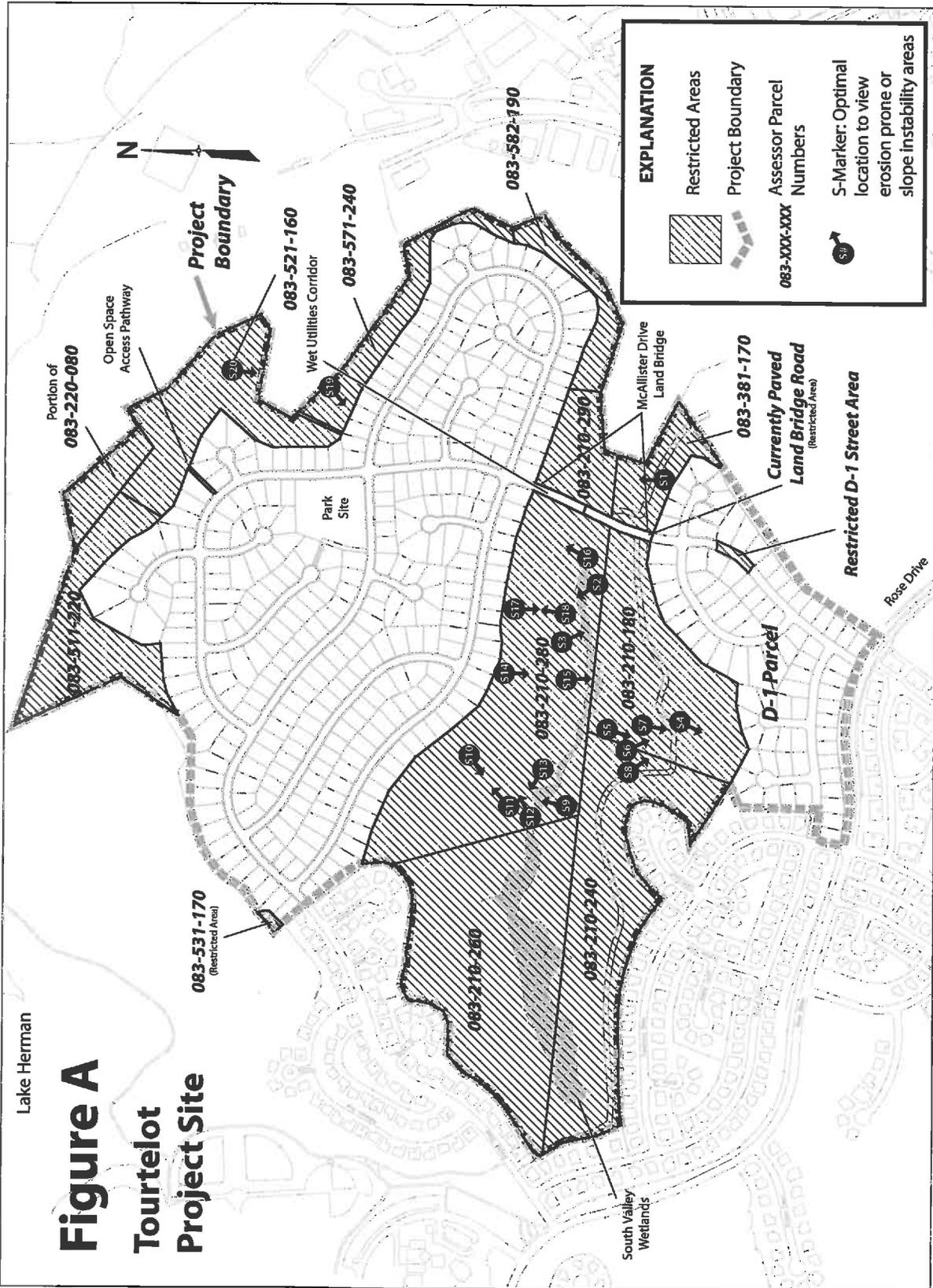
5-10-2013

Report Date:

Andrew  
Kennedy

Digitally signed by Andrew Kennedy  
DN: cn=Andrew Kennedy, o, ou,  
email=ajk@kennedyandassociates.org,  
c=US  
Date: 2013.05.10 12:14:33 -08'00'

Signature of City of Benicia Representative:



# Tourtelot Property: Inspection and Report Form

## EROSIONS AND LANDSLIDES

The requirements for the annual erosion and landslide inspection are contained in the Slope Stability and Erosion Monitoring Plan (Appendix C to the O&M Plan). Before conducting the annual inspection, please review that Plan. The Plan identifies field inspection stations from which to view the erosion-prone areas and slope instability areas. These proposed stations, shown on Figure A, were used as stations from which to take baseline photographs. These "S-marker" stations are considered to be the optimal location from which to view each erosion-prone or slope instability area. Photographs taken during the baseline document the extent of erosion or slope instability, and are to be used during the subsequent monitoring events to allow comparison over time of that area with the baseline condition. Copies of the baseline photographs are included in the CD ROM that has been provided to the City with this Annual Inspection and Report Form.

Compare current field conditions with the Baseline Photo Study. See Appendix C of the O&M Plan for additional background.

A. Have any existing erosions enlarged or deepened in the past year?

Yes

No

*If yes, please respond to the following:*

1. Identify the location where erosion has enlarged or deepened (See Figure A). Note parcel number (i.e. 083-220-080), S-marker (i.e. S7) and any further description that will help to find the location again.
2. On a scale of 1-10 (10 being the worst), how significant is the enlargement or deepening to that area?
3. Estimate the size of the affected area.

B. Are there any new erosion-prone zones that may become active?

Yes

No

*If yes, please respond to the following:*

1. Identify the location of erosion-prone zone(s) (See Figure A). Note parcel number (i.e. 083-220-080), S-marker (i.e. S7) and any further description that will help to find the location again.

*Erosions and Landslides form continued on next page.*

# Tourtelot Property: Inspection and Report Form

## EROSIONS AND LANDSLIDES (CONTINUED)

C. Have any landslides moved or enlarged in the past year?

Yes

No

*If yes, please respond to the following:*

1. Identify the location where the landslide has moved or enlarged (See Figure A). Note parcel number (i.e. 083-220-080), S-marker (i.e. S7) and any further description that will help to find the location again.

2. On a scale of 1-10 (10 being the worst), how significant is landslide movement or enlargement to that area?

3. Estimate the size of the affected area.

D. Are there any areas of slope instability not identified on Figure C-1 of the Slope Stability and Erosion Monitoring Plan where landslides have occurred since the last monitoring event?

Yes

No

*If yes, please respond to the following:*

1. Identify the location where landslides have occurred (See Figure A). Note parcel number (i.e. 083-220-080), S-marker (i.e. S7) and any further description that will help to find the location again.

E. If an erosion or landslide event has occurred, please review section 5.0 of the Slope Stability and Erosion Monitoring Plan and evaluate if a corrective action is necessary. Describe the corrective action that took place.

*Erosions and Landslides form continued on next page.*

# Tourtelot Property: Inspection and Report Form

## EROSIONS AND LANDSLIDES (CONTINUED)

F. In conducting the inspection, did you follow the requirements of Section 4.0 of the Slope Stability and Erosion Monitoring Plan? If any requirements were not completed, explain why the requirements could not be completed.

Section 4.0 requirements were followed.

G. Are you aware of any problems or anticipated problems in completing the annual erosion and landslide inspection next year?

The Station markers in numerous locations are in overgrown areas and lack a vantage point or view of the areas being monitored. Stations that should be reviewed for possible modifications are: S5, S6, S7, S11, S12 and S13. The overgrowth in these areas prevents the inspector from gaining access to the Station marker. Please see Appendix A.

H. If the annual erosion and landslide inspection was performed by a consultant retained by the City, please provide a copy of any written report provided by the consultant to the City.

The inspection and report was performed by a consultant. No other report has been prepared.

5-10-2013

Inspection Date:

Andrew  
Kennedy

Digitally signed by Andrew  
Kennedy  
DN: cn=Andrew Kennedy, o, ou,  
email=ajk@kennedyandassociat  
es.org, c=US  
Date: 2013.05.10 12:14:07 -08'00'

Inspector Signature:

# Tourtelot Property: Inspection and Report Form

## UNAUTHORIZED ENCROACHMENT IN OPEN SPACE

Before conducting the annual inspection for encroachments in open space, please review Section 4.1 of the CAP. On June 1, 2004, the Benicia City Council adopted a resolution prohibiting encroachments into City-owned open space within the boundaries of the Tourtelot Project Site to prevent damage to slope stability and excavation into the soil. The resolution directs City staff to require prompt removal of ALL encroachments in the open space.

A. Please walk the residential fence lines that abut the Restricted Areas depicted in Figure A. Have any new unauthorized encroachments occurred within the past year?

Yes

No

*If yes, please respond to the following:*

1. Identify the location where unauthorized encroachments have occurred (See Figure A). Note parcel number (i.e. 083-220-080) and any further description that will help to find the location again.

2. Estimate the size of the affected area.

3. Describe what action has been taken to comply with the prohibition on encroachments into City-owned open space within the boundaries of the Tourtelot Project Site (i.e. notices to homeowners).

B. Please walk remaining Restricted Areas depicted in Figure A. Is there any evidence of digging or excavation that has not been authorized by the City of Benicia?

Yes

No

*If yes, please respond to the following:*

1. Identify the location where digging or excavation have occurred (See Figure A). Note parcel number (i.e. 083-220-080) and any further description that will help to find the location again.

2. Estimate the size of the affected area.

3. Describe what action has been taken to comply with the prohibition on encroachments into City-owned open space within the boundaries of the Tourtelot Project Site.

*Unauthorized Encroachment in Open Space form continued on next page.*

# Tourtelot Property: Inspection and Report Form

## UNAUTHORIZED ENCROACHMENT IN OPEN SPACE (CONTINUED)

C. In conducting the encroachment inspection, have the requirements of Section 4.1 of the CAP been followed?

Yes

No

*If no, explain why the requirements could not be followed:*

D. Are you aware of any problems or anticipated problems in complying with the requirements of Section 4.1 of the CAP next year?

I am not aware of or anticipate any problems in complying with the requirements of Section 4.1 of the CAP.

5-10-2013

Inspection Date:

Andrew  
Kennedy

Digitally signed by Andrew  
Kennedy  
DN: cn=Andrew Kennedy, o, ou,  
email=ajk@kennedyandassociat  
es.org, c=US  
Date: 2013.05.10 12:13:47 -0600'

Inspector Signature:

# Tourtelot Property: Inspection and Report Form

## COVENANT COMPLIANCE

Before completing this annual report form on covenant compliance, please review Section 3.5 of the O&M Plan. The Land Use Covenant requires that the City maintain open space land use designation for the open space parcels within the Tourtelot Property and will prohibit certain land uses that would otherwise be permitted under a special use permit.

A. Please confirm that no Land Use Changes or Special Use Permits have been issued for the restricted property identified in Figure A.

No Land Use Changes or Special Use Permits have been issued for the restricted property identified in Figure A.

Other: (Please Describe)

B. Have the requirements of Section 3.5 of the O&M Plan been followed?

Yes

No

*If no, explain why the requirements could not be followed:*

C. Are you aware of any problems or anticipated problems in complying with the requirements of Section 3.5 of the O&M Plan next year?

I am not aware of or anticipate any problems in complying with the requirements of Section 3.5 of the O&M Plan.

5-10-2013

Report Date:

Andrew  
Kennedy

Digitally signed by Andrew  
Kennedy  
DN: cn=Andrew Kennedy, o, ou,  
email=ajk@kennedyandassocia  
tes.org, c=US  
Date: 2013.05.10 12:13:29  
-08'00'

Signature of Person Compiling Report:

# Tourtelot Property: Inspection and Report Form

## EXCAVATION ACTIVITIES

Before completing this annual report form, please review the definition of Excavation Activities contained in Section 1.2 of the CAP. Also review Section 5 of the CAP which describes the procedures to be followed by the City when Excavation Activities are conducted in Restricted Areas. The procedures are also summarized in the Tourtelot Restricted Areas Educational Manual. The required procedures vary, depending on whether the Restricted Areas is designated as an OE Notice Area, an OE Construction Support Area or a Wetlands Risk Reduction Area. Figures showing the areas included in each classification are included in the Educational Manual.

Report any Excavation Activities that have occurred in Restricted Areas in the past year.

A. Have any Excavation Activities taken place in Restricted Areas identified in Figure A?

Yes

No

*If yes, please respond to the following: (Attach a separate response sheet for each excavation occurrence.)*

1. Describe reason for Excavation Activities.
  
  
  
  
  
  
  
  
  
  
2. Identify the location where Excavation Activities have occurred (See Figure A). Note parcel number (i.e. 083-220-080) and any further description that will help to find the location again.
  
  
  
  
  
  
  
  
  
  
3. When did the Excavation Activities take place?
  
  
  
  
  
  
  
  
  
  
4. Please provide the approximate volume of materials removed in excavation.
  
  
  
  
  
  
  
  
  
  
5. Were any OE-Energetic or OE-Like items (see definitions on page 16 of this Form) discovered in the Restricted Areas? If yes, please describe action taken. (Attach additional sheets if more space is needed.)
  
  
  
  
  
  
  
  
  
  
6. Is the Restricted Area in which Excavation Activities were conducted an OE Notice Area, an OE Construction Support Area or Wetlands Risk Reduction Area?

*Excavation Activities form continued on next page.*

# Tourtelot Property: Inspection and Report Form

## EXCAVATION ACTIVITIES (CONTINUED)

7. Were procedures described in Section 5 of the CAP followed? Please describe. (Attach additional sheets if more space is needed.)

8. If any requirements of Section 5 of the CAP were not followed, explain why the requirements could not be followed. (Attach additional sheets if more space is needed.)

9. Are you aware of any problems or anticipated problems in complying with the requirements of Section 5 of the CAP for Excavation Activities conducted next year? (Attach additional sheets if more space is needed.)

I am not aware of or anticipate any problems in complying with the requirements of Section 5 of the CAP.

5-10-2013

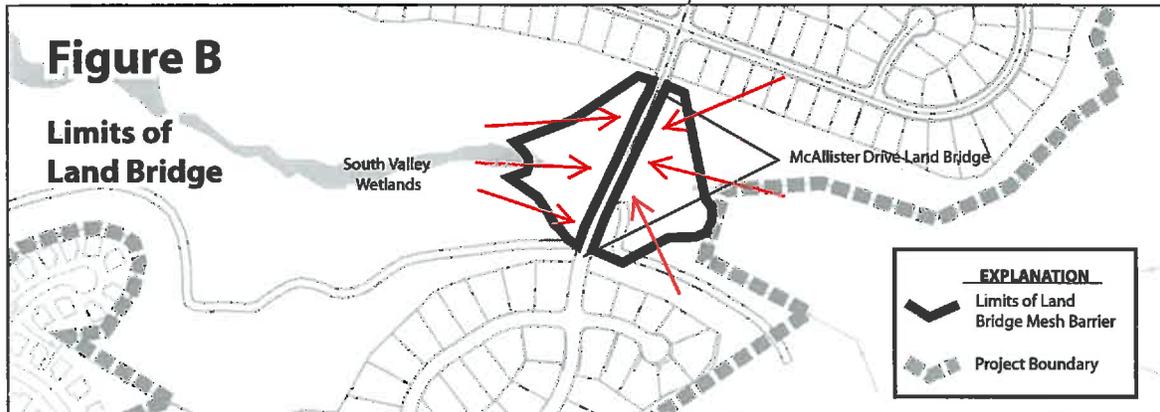
Report Date:

Andrew  
Kennedy

Digitally signed by Andrew  
Kennedy  
DN: cn=Andrew Kennedy, o, ou,  
email=ak@kennedyandassociates  
s.org, c=US  
Date: 2013.05.10 12:13:11 -0800

Signature of Person Compiling Report:

# Tourtelot Property: Inspection and Report Form



## LAND BRIDGE MESH BARRIER

Before conducting the annual inspection of the Land Bridge Mesh Barrier, please review Section 3.3 of the O&M Plan. The Land Bridge Mesh Barrier (See Figure B) was installed to prevent unauthorized excavation into the slopes of the Land Bridge. Excavation into the slopes of the Land Bridge could result in potential exposure to OE-Energetic or OE-Like items.

Please inspect the mesh barrier on either side of McAllister Drive Land Bridge and respond to the following:

A. Is the mesh barrier securely in place?

- Yes  
 No

B. Are there signs of rust or corrosion that could cause possible impairment?

- Yes  
 No

C. Has the mesh barrier been damaged in any way?

- Yes  
 No

*If yes to any of the above questions, please respond to the following:*

1. Where has the Land Bridge Mesh Barrier been affected? Locate on figure.

The Mesh Barrier is in the same condition as reported on in previous years. The Mesh Barrier has lifted along numerous edges at the top of slope on McAllister Drive. There are also areas on the slope that have lifted and need repair.

2. On a scale of 1-10 (10 being the worst), how significant is the damage?

2-3

3. Describe how the barrier has been affected: (i.e. cuts, weakened barrier, etc.)

The barrier has been affected by the lifting of the pins that secure the barrier to the slope. The areas affected may need replacement because the mesh barrier is bent upwards.

4. Estimate size of affected area.

The affected areas vary in size and shape. Some of the damage is along edges that run 2-3' in length. Other areas are sheets of mesh barrier approx. 5 foot square.

5. Describe what has been done to repair the Land Bridge Mesh Barrier.

*Note: CAP requires special precautions for repair.*

As noted in previous years, it is the recommendation of the consultant that repairs be made to the mesh barrier. The City has informed the consultant that repairs are being planned and the City is awaiting construction support.

*Land Bridge Mesh Barrier form continued on next page.*

# Tourtelot Property: Inspection and Report Form

## LAND BRIDGE MESH BARRIER (CONTINUED)

D. Have the requirements of Section 3.3 of the O&M Plan been followed? If any requirements were not followed, explain why the requirements could not be followed.

Section 3.3 of the O&M Plan was followed during the inspection of the Land Bridge Mesh Barrier.

E. Are you aware of any problems or anticipated problems in complying with the requirements of Section 3.3 of the O&M Plan next year?

I am not aware of or anticipate any problems in complying with the requirements of Section 3.3.

F. If the annual Land Bridge Mesh Barrier inspection was performed by a consultant retained by the City, please provide a copy of any written report provided by the consultant to the City.

The inspection was performed by a consultant. No other report has been prepared.

5-10-2013

Inspection Date:

Andrew  
Kennedy

Digitally signed by Andrew  
Kennedy  
DN: cn=Andrew Kennedy, o, ou,  
email=ajk@kennedyandassociate  
s.org, c=US  
Date: 2013.05.10 12:12:52 -0800

Inspector Signature:

# Tourtelot Property: Inspection and Report Form

## EDUCATION

Before completing this annual report form, please review Section 3.7 of the O&M Plan. Your responses to the following questions should report for the period since the last annual report was submitted.

A. Has the City of Benicia sent OE warning notices to all residents and businesses in the water bill area about possible discovery of OE items? (See appendix A of the CAP for form of OE warning notice.)

- Yes  
 No

B. Is the program developed by the US Army Corps of Engineers for instructing Benicia school children of the potential presence of OE on the former Benicia Arsenal and how to respond if OE items are encountered operating?

- Yes  
 No

C. Does the Camel Barn Museum have an educational display and/or related materials that can be used to acquaint visitors to the museum of the potential for encountering OE on the former Benicia Arsenal and how to respond?

- Yes  
 No

D. Have personnel in the Public Works Department who could potentially be involved in supervising Excavation Activities in Restricted Areas or in retaining outside contractors to conduct Excavation Activities been required to review the Tourtelot Restricted Areas Educational Manual to refresh their understanding of the requirements for conducting such Excavation Activities?

- Yes  
 No

E. Have personnel in the Community Development Department who could potentially be involved in processing proposed land use changes, special use permits or encroachment permits for Restricted Areas been required to review the Tourtelot Restricted Areas Educational Manual to refresh their understanding of the restrictions on allowing land use changes or issuing special use permits or encroachment permits for Restricted Areas?

- Yes  
 No

*Education form continued on next page.*

# Tourtelot Property: Inspection and Report Form

## EDUCATION (CONTINUED)

F. Has the Police Department been trained what to do when possible OE or OE-Like items are found?

- Yes  
 No

G. Has the Fire Department been trained what to do when possible OE or OE-Like items are found?

- Yes  
 No

H. Have the requirements of Section 3.7 of the O&M Plan been followed?

- Yes  
 No

*If no, explain why the requirements could not be followed:*

*School education has been done via DARE/Police Dept.*

I. Are you aware of any problems or anticipated problems in complying with the requirements of Section 3.7 of the O&M Plan next year? *No*

6/10/13

Report Date:

*[Signature]*

Signature of Person Compiling Report:

# Tourtelot Property: Inspection and Report Form

## FIRE AND POLICE DEPARTMENTS

A. Before completing this annual report form, please review Section 6 of the CAP. Over the past year has anyone reported finding any OE or OE Scrap items to the City of Benicia Police or Fire Departments?

Yes

No

*If yes, what object(s) were reported?*

1. What follow-up action was taken?

B. Have the requirements of Section 6 of the CAP been followed?

Yes

No

*If no, explain why the requirements could not be followed:*

C. Are you aware of any problems or anticipated problems in complying with the requirements of Section 6 of the CAP next year? *No*

6-10-13  
Report Date:

*Scott C. [Signature]*  
Signature of Person Compiling Report:

# Tourtelot Property: Inspection and Report Form

## WETLANDS

Before conducting the inspection of the Wetlands Risk Reduction Area, please review Sections 2.8.2(a) and 3.1.2 of the O&M Plan. The Wetlands Risk Reduction Area can be located in the field based on the following markers: Two "Protected Wetlands" signs have been placed directly across from each other on each side of the wetlands at both ends of the Wetlands Risk Reduction Area to provide field reference markers to assist in the location of the Wetlands Risk Reduction Area. The tops of the poles on which such signs are mounted have been marked with blue fence post caps. Signs are posted at intervals of 100 yards, alternating on each side of the waterway (meaning that the signs on each side of the waterway would be 200 yards apart). All of the sign poles within the Wetlands Risk Reduction Area are marked with blue fence post caps. Outside the Wetlands Risk Reduction Area, the sign poles do not have the blue cap.

A. Are "Protected Wetlands" signs still standing?

Yes

No

*If no, describe location of fallen or missing sign(s). Note parcel number (i.e. 083-220-080) and any further description that will help to find the location(s) again.*

B. Have the "Protected Wetlands" signs deteriorated or been vandalized over the past year?

Yes

No

*If yes, describe location of deteriorated or vandalized sign(s). Note parcel number (i.e. 083-220-080) and any further description that will help to find the location(s) again.*

1. Describe deterioration or vandalism (i.e. rust, corrosion, or any other impairment to sign[s]).

Flooding of the Wetlands in previous years has left a film on the signs that prevent them from being read. The photo exhibit includes pictures for reference.

2. Do you suggest the sign(s) be repaired or replaced within the next year? If yes, describe what measures the City will take to repair or replace signs.

The signs need to be cleaned so that they can be read.

C. Have the requirements of Section 3.1.2 of the O&M Plan been followed?

Yes

No

*If no, explain why the requirements could not be followed:*

*Wetlands form continued on next page.*

# Tourtelot Property: Inspection and Report Form

## WETLANDS (CONTINUED)

D. Are you aware of any problems or anticipated problems in complying with the requirements of Section 3.1.2 of the O&M Plan next year?

I am not aware of or anticipate any problems in complying with Section 3.1.2 of the O&M Plan

E. Beginning in Spring of 2010, the City is to take over responsibility for annual monitoring of thorny plants installed around the Wetlands Mitigation Area, as discussed in Section 3.1.2 of the O&M Plan. (Prior to that date monitoring is the responsibility of Pacific Bay Homes, LLC.) The monitoring is to confirm that plants are remaining viable and self-sustaining.

*The following questions should be answered in the City's Annual Inspection and Report form that is due May 15, 2010, and in subsequent years:*

1. Are the thorny plants installed around the Wetlands Mitigation Area still viable and self sustaining?

Yes

No

*If no, describe the condition of the plants and, if known, the cause of any deterioration in the plant condition in the prior year. Also describe the measures the City will take to restore the viability of the plants or to replace any which cannot be restored.*

An additional appendix with photos of the Wetlands Area has been included again this year. Information was obtained from City staff that a flow structure was installed at the culvert in the head wall to prevent the culvert from becoming plugged, causing flooding of the Wetlands area and destroying the thorny plants. Upon inspection of the Wetlands and the newly planted thorny plants, it was observed and photographed that water levels in the Wetlands and at the head wall is still high compared to inspections and reports from previous years. Maintenance of the flow structure is advised to lower the Wetlands water level.

5-10-2013

Inspection Date:

Andrew  
Kennedy

Digitally signed by Andrew  
Kennedy  
DN: cn=Andrew Kennedy, o,  
ou,  
email=ajk@kennedyandassoci  
ates.org, c=US  
Date: 2013.05.10 12:12:26  
-0800

Inspector Signature:

# Tourtelot Property: Inspection and Report Form

## GLOSSARY OF TERMS

**CAP** – Contingency Action Plan

**Covenant** – Land Use Covenant

**DTSC**—California Department of Toxic Substances Control

**O&M Plan** – Operations and Maintenance Plan

**US Alert** – Underground Service Alert

**USACE** – U.S. Army Corps of Engineers

## OE DEFINITIONS

“OE” means ordnance and explosives and may include OE-Energetic, OE-Like or OE Scrap items.

“OE-Energetic” is defined as ammunition or ammunition components that contain measurable amounts of explosives that have been abandoned, expelled from demolition pits, burned, buried, lost or discarded; or soil containing 10 percent or more of explosives.

“OE-Like” refers to any item that is (1) any recognizable, intact component of an OE item that presents no explosive hazard or (2) an ordnance item, other than small arms cartridges, casings, or bullets that has retained the shape of a projectile. Examples of OE-Like items are expended fuzes, burster tubes, booster caps, rocket motors, tail fin assemblies, practice warheads or projectiles, or solid ball projectiles (such as a 37 mm armor piercing projectile).

“OE Scrap” includes those items that are fragments of intentionally destroyed items that do not contain explosives or explosive residue. OE Scrap is inert and does not pose a safety risk.

**If you have any questions regarding the information contained in the Annual Inspection and Report Form, please contact:**

**Heather McLaughlin**

City Attorney

Benicia Project Manager, Tourtelot Cleanup Project  
(707) 746-4216

**Collette Meunier**

Community Development Director  
(707) 746-4280

**Dan Schiada**

Public Works Director  
(707) 746-4332

# Tourtelot Property: Inspection and Report Form

## INSPECTION AND REPORT VERIFICATION

To be signed and dated by the City of Benicia Representative responsible for compiling the Annual Inspection and Report form:

Print Name: Andrew Kennedy  
Signature: Andrew Kennedy  
Date: 5-10-2013

Digitally signed by Andrew Kennedy  
DN: cn=Andrew Kennedy, o, ou, email=ajk@kennedyandassociates.org, c=US  
USDF: 2013.05.10 12:21:23 -0800

### Contact Information:

Title: Engineering Technician - Tourtelot Project Inspector  
Address: 2586 Comistas Dr.  
Telephone: 925-932-7857  
Fax: 925-465-4841  
Email: ajk@kennedyandassociates.org

## INSPECTION AND REPORT RESULTS

Please send one copy of the completed form to each of the following:

**Rizgar Ghazi**  
Project Manager for Tourtelot Cleanup Project  
California Department of Toxic Substances Control  
8800 Cal Center Drive  
Sacramento, CA 94826-3200

**Heather McLaughlin**  
City Attorney  
Benicia Project Manager, Tourtelot Cleanup Project  
City of Benicia  
250 East L Street  
Benicia, CA 94510

**Bill McNair**  
President  
Pacific Bay Homes, LLC  
4041 Macarthur Boulevard, Suite 500  
Newport Beach, CA 92660



*Handwritten signature and date: 5/28/13*

**Appendix A – Slope Stability and Erosion Areas  
Tourtelot Annual Inspection Report  
May 2013**

**Landbridge – Station S1**



**Area H – Station S2**



**Appendix A – Slope Stability and Erosion Areas  
Tourtelot Annual Inspection Report  
May 2013**

**Area C – Station S3**



**Area A – Station S4**



**Appendix A – Slope Stability and Erosion Areas  
Tourtelot Annual Inspection Report  
May 2013**

**Area A – Station S5**



**Area A – Station S6**



**Appendix A – Slope Stability and Erosion Areas  
Tourtelot Annual Inspection Report  
May 2013**

**Area A – Station S7**



**Area A – Station S8**



**Appendix A – Slope Stability and Erosion Areas  
Tourtelot Annual Inspection Report  
May 2013**

**Area F/G – Station S9**



**Area G – Station S10**



**Appendix A – Slope Stability and Erosion Areas  
Tourtelot Annual Inspection Report  
May 2013**

**Area G – Station S11**



**Area G – Station S12**



**Appendix A – Slope Stability and Erosion Areas  
Tourtelot Annual Inspection Report  
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**Area G – Station S13 (Direction of Photo Arrow Match)**



**Area G – Station 13 (Direction of Original Photo Match)**



**Appendix A – Slope Stability and Erosion Areas**  
**Tourtelot Annual Inspection Report**  
**May 2013**  
**Area B – Station S15**



**Area I – Station S16**



**Appendix A – Slope Stability and Erosion Areas**  
**Tourtelot Annual Inspection Report**  
**May 2013**  
**Area H – Station S18**



**Area J – Station S20**



**Appendix B - Encroachments Along Fence Line  
Tourtelot Project Annual Inspection Report  
May 2013**

## **2013 Summary**

This year's inspection along the properties abutting the "Open Space Restricted Area" indicates that all of the encroachments revealed during the 2012 inspection have been removed and no new encroachments were found. There are no encroachments existing that need to be addressed. The following were found during the 2012 field inspection in the Open Space.

- Three encroachments from 2012 that are now removed: 366 Silas Ct., 383 Wool Ct. and 476 Casey Ct.
- The property at 603 Kearney has removed pavers laid in the Open Space Restricted Area.
- The concrete curb abutting the property at 699 Andrew Ct. has been removed.

A photo exhibit on the following pages has been included to provide evidence of the removal of the encroachments found last year.

**Appendix B - Encroachments Along Fence Line  
Tourtelot Project Annual Inspection Report  
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**Encroachment 1  
366 Silas Ct. | Small raised bed planter garden removed.**



**2012**



**2013**

**Appendix B - Encroachments Along Fence Line  
Tourtelot Project Annual Inspection Report  
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**Encroachment 2**

**383 Wool Ct. | Drainage construction within Open Space Restricted Area appears to have been capped and plugged with concrete.**



**2012**



**2013**

**Appendix B - Encroachments Along Fence Line  
Tourtelot Project Annual Inspection Report  
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**Encroachment 3  
476 Casey Ct. | Raised bed garden in the Open Space removed**



**2012**



**2013**

**Appendix B - Encroachments Along Fence Line  
Tourtelot Project Annual Inspection Report  
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**603 Kearny St. | 2011 survey showed pavers lifted up. 2013 shows pavers removed.**



**2012**



**2013**

**Appendix B - Encroachments Along Fence Line  
Tourtelot Project Annual Inspection Report  
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**699 Andrew Ct. | Concrete curb removed (first reported during the 2009 survey)**

**Southwesterly Boundary**



**2012**



**2013**

**Appendix B - Encroachments Along Fence Line  
Tourtelot Project Annual Inspection Report  
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**Southeasterly Boundary**



**2012**



**2013**

**Appendix B - Encroachments Along Fence Line  
Tourtelot Project Annual Inspection Report  
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**Google Map of Encroachment Walk as recorded by Motion X GPS. GPS error did not record the entire walk route. The route continued to the end of the red arrow.**



## **2013 Summary**

A summary report was added to the appendix last year in order to give a more in depth report of the exact location and severity of the Land Mesh Barrier in the locations where maintenance is being advised. Our inspections this year finds the conditions of the Land Bridge Mesh Barrier to be the same as they were during our inspection last year. The mesh barrier needs maintenance along the top of slope on McAllister Drive. This is the same condition that has been reported on for seven years.

### **Purpose**

The Land Bridge Mesh Barrier was installed on the McAllister Land Bridge after OE (Ordnance Explosive) like materials were found in the fill material used to build the land bridge over the South Valley Wetlands. As a protective measure a mesh barrier was attached along the western and eastern slopes of the Land Bridge to prevent excavation activities from occurring.

The approved O&M plan (Operation and Maintenance Plan) sets forth the inspection task and gives the requirements for maintenance if necessary.

### **Historical Findings**

Annual inspections of the Land Bridge Mesh Barrier have been performed since 2005. During the 2006 inspection, it was noted that the barrier was pulling up along some of the seams on the slope and in greater concentrations along the top of slope at McAllister Drive. These conditions have remained virtually unchanged over the course of the last six years.

### **Current Conditions**

As mentioned above, the current conditions are similar to conditions found over the last six years. The photos included are representative of the lifting that has occurred along McAllister Drive. It is our recommendation that maintenance be performed in accordance with the O&M plan and the CAP (Contingency Action Plan) to re-pin the mesh barrier to the surface to prevent further “lifting” from the slope. The condition of the barrier on the western and eastern slopes is satisfactory and we do not recommend any maintenance in these areas. The ground cover is established and maintains the hold of the mesh barrier adequately on the slopes.

**Appendix C – Land Bridge Mesh Barrier  
Tourtelot Annual Inspection Report  
May 2013**

**McAllister Drive | Photos are all from the Top-of-slope along the sidewalk.**



**Appendix C – Land Bridge Mesh Barrier  
Tourtelot Annual Inspection Report  
May 2013**



**Appendix C – Land Bridge Mesh Barrier  
Tourtelot Annual Inspection Report  
May 2013**



**Appendix C – Land Bridge Mesh Barrier  
Tourtelot Annual Inspection Report  
May 2013**



**Appendix C – Land Bridge Mesh Barrier  
Tourtelot Annual Inspection Report  
May 2013**



**Appendix C – Land Bridge Mesh Barrier  
Tourtelot Annual Inspection Report  
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**Isolated location on the eastern slope showing damage to the mesh barrier. This has remained unchanged for many years.**



## **2013 Summary**

### **History**

During the 2011 inspection, it was noted that the water level within the Wetlands Area had risen significantly from previous years (2009-2010). It is important to note that 2009 and 2010 inspections had shown the level of water in the Wetlands Area progressively rising at the head wall as compared to the first four (4) years (2005-2008) of photos taken from Station S16 (headwall location). The consultants understanding is that the culvert at the McAllister Land Bridge becomes obstructed and can not drain the flows from the wetlands as designed. A recommendation was made in our 2011 report to assess the culvert and perform maintenance as needed. It was based on these findings that we added this appendix to the report beginning in 2011.

### **2013 Conditions**

This year, conditions in the Wetlands Area were observed as being similar to that of last year. An established shoreline is still observed at a higher elevation than in early years (2005-2008) of the inspected areas. Significant changes to the habitat have been observed as well. During this last year, new thorny plants have been planted in the Wetlands Area and appear to be dangerously close to the established shoreline. The thorny plants could be at risk for being inundated by water with a high flow scenario.

It is the recommendation of the consultant that the thorny plants that have been planted on and around the Station marker S16 be removed so that photographs for the Slope Stability and Erosion Monitoring Plan requirement of this inspection and report can be completed in years to come.

### **Maintenance of the Wetlands**

A request for information was made to the City to gain information on the modification to head wall and the drainage structure observed at the head wall. The City provided Kennedy & Associates with the following response. "The vertical pipe was done as a maintenance project. This was done because beavers kept damming the culvert. Maintenance will regularly maintain the pipe".

### **Purpose**

The purpose of this Appendix is to provide photos of the Wetlands Area and to give specific photo documentation of the conditions that exist. This Appendix does not suggest any further action as a recommendation. Kennedy and Associates is not tasked by this report to make Biological and/or Habitat related recommendations to the City.

**Appendix D – Wetlands Area  
Tourtelot Annual inspection Report  
May 2013**

**Wetlands Area Photo Exhibit**



**Appendix D – Wetlands Area  
Tourtelot Annual inspection Report  
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**Appendix D – Wetlands Area  
Tourtelot Annual inspection Report  
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**Appendix D – Wetlands Area  
Tourtelot Annual inspection Report  
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**Thorny Plants planted on and around Station S16. Removal is recommended.**

**Appendix D – Wetlands Area  
Tourtelot Annual inspection Report  
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**Thorny Plants planted on and around Station S16. Removal is recommended.**

**Appendix D – Wetlands Area  
Tourtelot Annual inspection Report  
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