

ENCROACHMENT PERMIT

(to be completed by applicant)

CHEVRON U.S.A. PRODUCTS COMPANY FORMER
~~RIVERSIDE BROTHERS LTD No. 100~~, the ~~Owner~~ Lessee of the
property located at 10301 MAGNOLIA AVE in the City
of Riverside, Assessors Parcel No. 143-170-023
hereby requests permission to CONSTRUCT AND MAINTAIN
TWO GROUNDWATER MONITORING WELLS

in the public right of way of MAGNOLIA AVENUE /or
the _____ easement at the rear / side /
front of said property. The attached drawing shows the
requested encroachment. Upon issuance of this permit, I
agree to comply with the attached terms, and conditions.

Date 8.4.95

[Signature]

.....
ENCROACHMENT PERMIT APPROVAL

(to be completed by City)

This permit shall become effective upon the approval of the
Departments listed below. Issuance of this permit shall not
be construed as a waiver of any other applicable permit or
requirement, but is only revocable permission to use the
land for the purpose described.

Public Utilities Water B. Scings 6/27/95

Public Utilities Electric Bett Meinard 6/27/95

N/A Planning _____

N/A Parks and Recreation _____

____ (other) _____

(other) TRAFFIC ENGR. *[Signature]*

Upon obtaining the above signatures, return this permit to
the Public Works Department for final approval.

Date _____

[Signature]
Public Works Director

Encroachment Permit No. E-1306

TERMS AND CONDITIONS

The following indicated terms and conditions apply to encroachment permit no. E-1306.

1. Permittee acknowledges that the area of encroachment is owned or controlled by the City of Riverside.
2. Permittee acknowledges that the described property could be needed for a proposed or planned public improvement and the City may revoke this permit. Upon written notice of revocation, the permittee shall, within the time prescribed by the City, remove all improvements placed, constructed or maintained. If the permittee fails to abide by the removal order of the City, the City shall have the right to remove and destroy the improvements without reimbursement to the permittee. The cost of such removal shall be paid by the permittee to the City and shall constitute a debt owed to the City.
3. Permittee waives the right of claim, loss, damage or action against the City resulting from revocation, termination, removal of improvements or any action of the City, its officers, agents or employees taken in accordance with the terms herein.
4. If the City Council of the City of Riverside finds that the permittee is in default of the terms of this permit, that shall be cause for revocation.
5. Permittee herewith agrees to hold the City of Riverside harmless from and against all claims demands, costs, losses, damages, injuries, actions for damages and/or injuries, and liability in connection with the construction, encroachment, and/or maintenance to be done by permittee within the described property.
6. Prior to any construction taking place on City controlled property, permittee shall obtain a Construction Permit or Street Opening Permit from the City Public Works Department.
7. The permittee agrees to insure that construction of their improvements will not interfere in any way with existing City or utility facilities. The existing facilities will require future maintenance, reconstruction and revisions and facilities may be added, any of which may result in removal or alteration of the permittee's improvements without

reimbursement to the permittee. Prior to construction, Permittee shall contact Underground Service Alert to field locate existing utility lines. Any conflicts discovered will void the permit until acceptable revisions are made.

8. Other _____

SPECIAL CONDITIONS FOR TEST WELLS

9. Permittee shall use and occupy the described property only in the manner and for the purposes as follows: To drill, monitor, maintain, remove and close test well(s) for the purpose of MONITORING GROUNDWATER

- 9.a. The test well(s) shall be constructed as shown on Exhibit "A" attached hereto and incorporated herein.
- 9.b. Permittee's contractor shall obtain a street opening permit prior to doing any work in the public right of way.
- 9.c. Permittee's contractor shall review required traffic control and safety measures for each site with the City's Traffic Engineering Division prior to doing any work in the public right of way.
- 9.d. Permittee's contractor shall determine required clearances from all public and private utility and sewer facilities prior to drilling and shall only drill in compliance with such clearance requirements. It shall be Permittee's responsibility to determine the location of all utilities, sewers and similar underground facilities.
- 9.e. Permittee shall notify the City of Riverside, California, Public Works Department of the exact drilling date. Drilling will not commence prior to 11 PM AND CONTINUES NO LATER THAN 5:00 AM.
- 9.f. During the period of well installation, Permittee's contractor shall keep the site supervised continuously from the beginning of drilling until installation of the locked traffic grade "Christy Box" cap marked "Monitor Well". Under no circumstances is the well or borehole to be left unattended when it is unlocked or incapable of being locked. Supervision after dusk includes appropriate lights to make the well visible to the attendants who shall remain awake and observant of the well or borehole.
- 9.g. Permittee shall be responsible for insuring that well site(s) shall have and implement the required traffic control and safety measures approved by the City Traffic Engineer pursuant to Condition 9.c. above.
- 9.h. Permittee agrees to make the results of the sampling available to the City.
- 9.i. In the event the City needs the site prior to completion of monitoring, upon receipt of written notice to this effect from the City, the Permittee agrees to remove, close and abandon the well or wells in a timely manner, in accordance with the procedures specified under Condition 9.j. below. This permit may then be revised to apply to a new approved site.

- 9.j. When the well(s) are no longer needed, the Permittee shall provide written notice to this effect to the City, and the wells shall be removed, closed and abandoned to the specifications of the Riverside Public Works Department and the State of California regulations regarding the closure of wells.
- 9.k. To insure that removal and closure of the well(s) takes place in a timely manner, the Permittee shall post a cash deposit of \$2,000.00. This cash deposit may be used by the City to remove and close the well(s) when not done by Permittee as required by Condition 9.i. and Condition 9.j. above and/or Condition 2 above. Any cost of closure in excess of the \$2,000.00 cash deposit shall be paid by Permittee to the City of Riverside and shall constitute a debt owed to the City of Riverside.
- 9.l. Upon completion of the well(s), Permittee shall provide to City an as-built plan showing the exact location of the well(s). During the period of existence of the well(s), Permittee shall submit to City quarterly reports indicating the results of any sampling, anticipated future sampling and expected closure date. Permittee shall inspect each well site at least once each month to insure that the lock is locked and not broken. Upon closure, Permittee shall provide to City an as-built plan of the closed well(s).
- 9.m. Permittee shall have the right of reasonable access across the City's adjacent right of way to drill, monitor, maintain, remove and close the well(s).
- 9.n. Contractor shall submit to the City Traffic Engineer for approval a traffic control plan.
- 9.o. Contractor to contact Traffic Signal Maintenance at (909) 351-6096 prior to beginning work.
- 9.p. Contractor shall protect in place the traffic signal detector loops. If damaged, contractor agrees to replace in kind.

0291X/b
06/10/91



Chevron

August 29, 1995

Chevron U.S.A. Products Company
Marketing Department
1300 South Beach Boulevard
Building 4516
La Habra, California
P.O. Box 2833
La Habra, CA 90632-2833
Phone 310 694 7300

Mr. Kenneth G. Strout
Land Records Technician II
City of Riverside
Department of Public Works
3900 Main Street
Riverside, CA 92522-0311

**SUBJECT: FORMER GULF SERVICE STATION (CHEVRON SW6000) - 10301
MAGNOLIA AVENUE - RIVERSIDE, CALIFORNIA - SUBMITTAL
OF GROUNDWATER MONITORING WELL ENCROACHMENT
PERMIT FOR MAGNOLIA AVENUE (AT TYLER)**

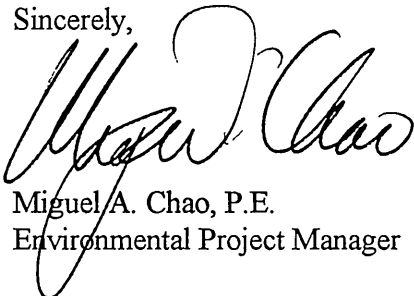
Dear Mr. Strout:

I have enclosed a signed encroachment permit application along with a check in the amount of \$2,000.00 (two thousand dollars and no/100 cents) for the installation of two groundwater monitoring wells on Magnolia Avenue. As previously discussed with you, the application is being submitted only by Chevron and not in conjunction with Riverside Partners, the property owner. Riverside Partners has requested that their name not be included in the permit application. This was communicated to Chevron by Ms. Malissa Hathaway McKeith, attorney for Riverside Partners.

Chevron is anxious to proceed with the installation of the groundwater monitoring wells to comply with the California Region Water Quality Control Board directives. We would appreciate your assistance in issuing an encroachment permit at your earliest convenience. I trust that the signed encroachment application, the cash deposit and the financial backing of a large corporation such as Chevron will be adequate in convincing you that no additional parties are required to ensure that the groundwater monitoring wells will be installed and maintained in full accordance with the City of Riverside terms and conditions.

If I can be of further assistance, please do not hesitate to contact me at (310) 694-9295.

Sincerely,

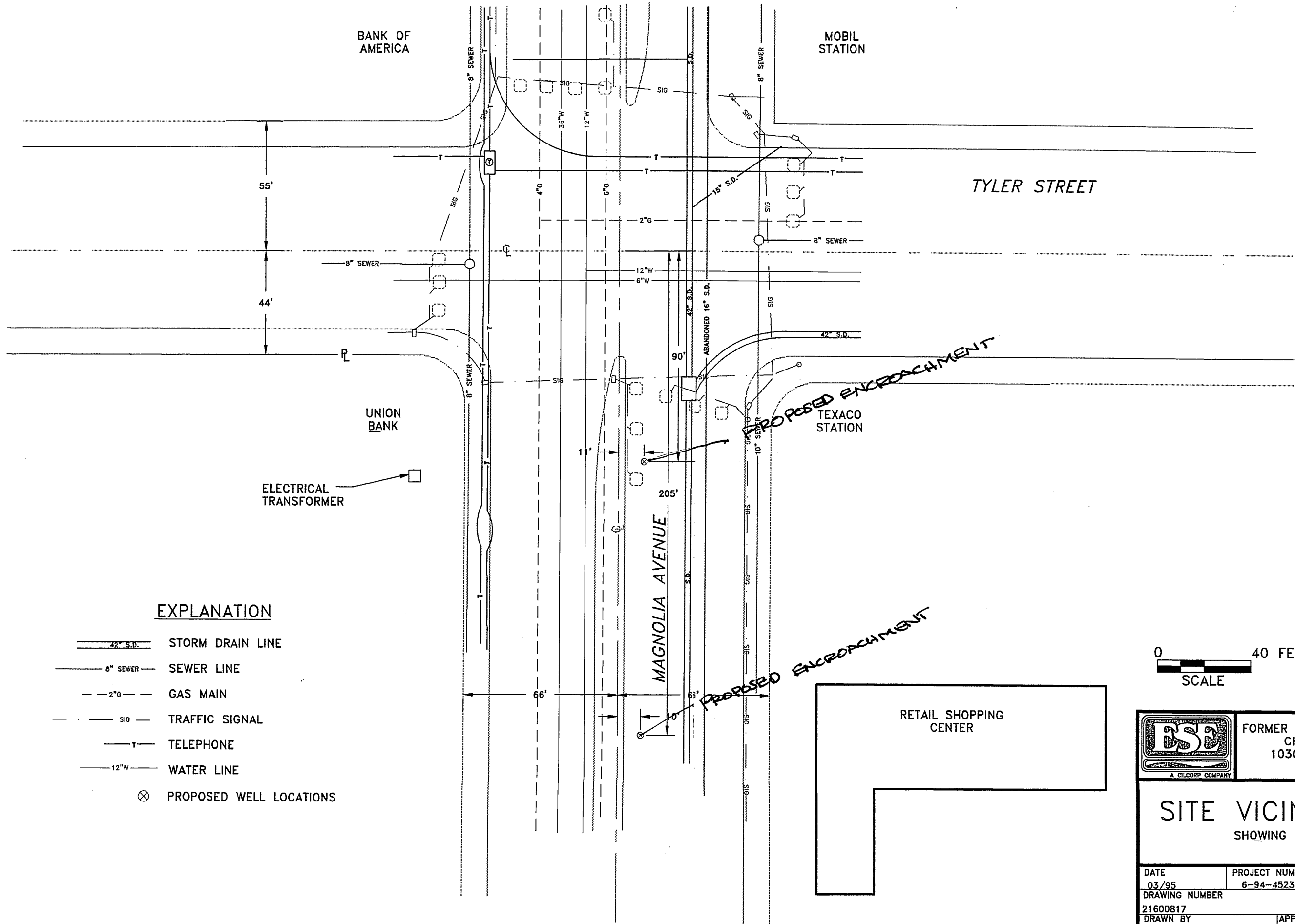


Miguel A. Chao, P.E.
Environmental Project Manager

Enclosure

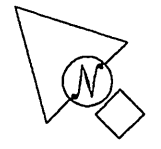
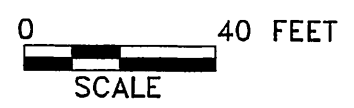
E-1306

6



EXPLANATION

- 42" S.D. STORM DRAIN LINE
- 8" SEWER SEWER LINE
- 2" G GAS MAIN
- SIG TRAFFIC SIGNAL
- T TELEPHONE
- 12" W WATER LINE
- PROPOSED WELL LOCATIONS



	FORMER GULF SERVICE STATION	
	CHEVRON SW6000 10301 MAGNOLIA AVE. RIVERSIDE, CA.	

SITE VICINITY MAP
SHOWING UTILITIES

DATE 03/95	PROJECT NUMBER 6-94-4523	FIGURE 1
DRAWING NUMBER 21600817		SIZE 17 x 11
DRAWN BY J. ADAMS	APPROVED BY	REVISION

BANK OF AMERICA

MOBIL STATION

TYLER STREET

55'

44'

UNION BANK

ELECTRICAL TRANSFORMER

TEXACO STATION

PROPOSED ENCROACHMENT

11'

205'

MAGNOLIA AVENUE

PROPOSED ENCROACHMENT

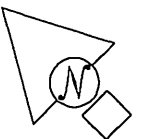
66'

10'

RETAIL SHOPPING CENTER

EXPLANATION

- ⊗ PROPOSED WELL LOCATIONS
- TRAFFIC CONE
- C20A RIGHT (LEFT) LANE CLOSED AHEAD
- C23 ROAD WORK AHEAD

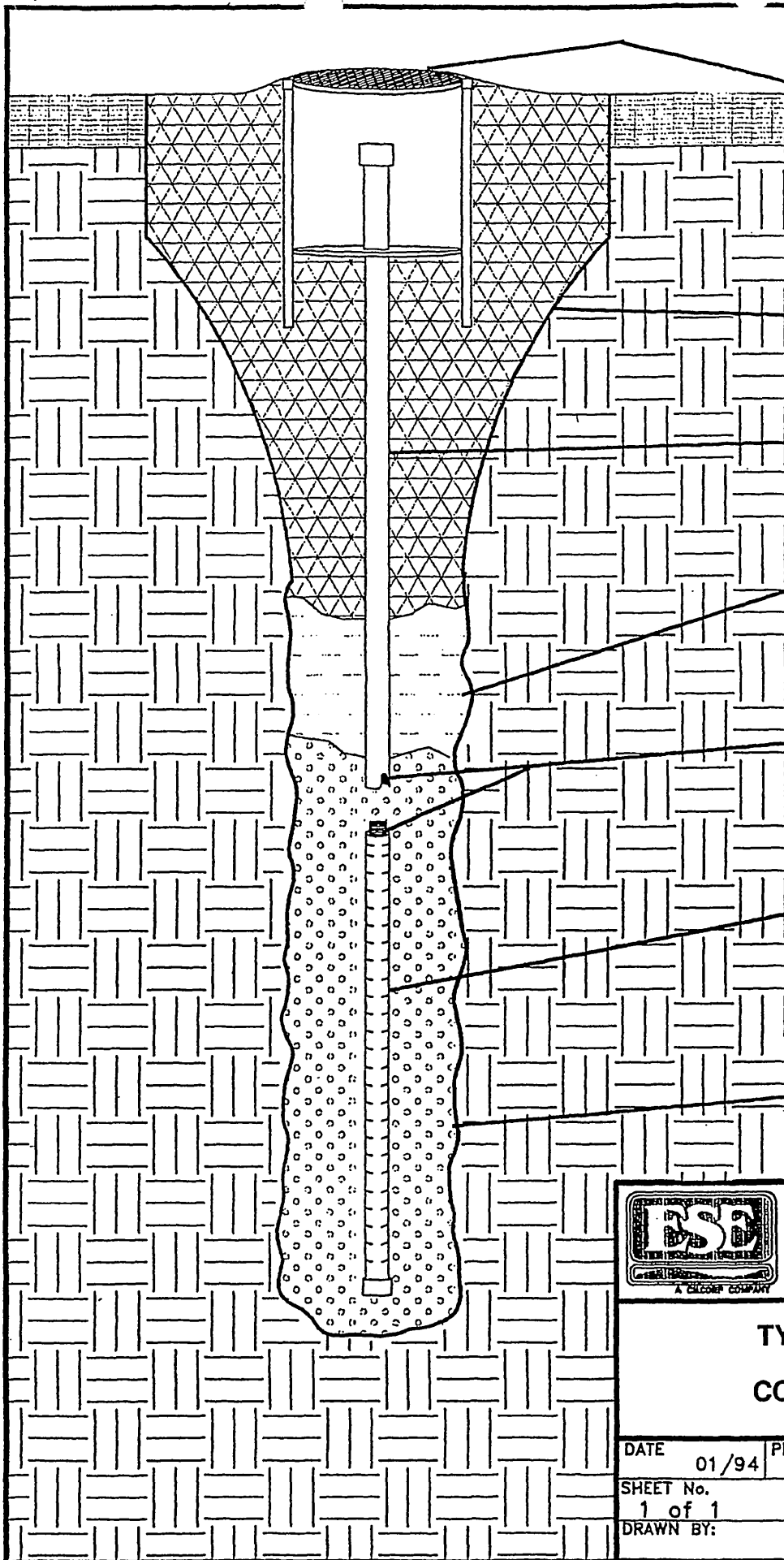


FORMER GULF SERVICE STATION
CHEVRON SW6000
10301 MAGNOLIA AVE.
RIVERSIDE, CA.

TRAFFIC PLAN
SHOWING UTILITIES

DATE 06/95	PROJECT NUMBER 6-94-4523	FIGURE 3
DRAWING NUMBER 21600825		SIZE 17 x 11
DRAWN BY J. ADAMS	APPROVED BY	REVISION

E-1306



WATERTIGHT
WELL COVER

CONCRETE SEAL

4-INCH
SCHEDULE 40
PVC CASING

BENTONITE GROUT

FLUSH
THREADED
JOINT

4-INCH
SCHEDULE 40
PVC 0.020"
SLOTTED CASING

WASHED FILTER
SAND PACK
(LONESTAR #3)



**TYPICAL WELL
CONSTRUCTION**

DATE	01/94	PROJECT No.	FIG #2
SHEET No.	1 of 1	DWG No.	SIZE
		TMONWELL	8.5 x 11
DRAWN BY:		APPROVED BY:	REV

DRILLING AND SOIL SAMPLING

A truck-mounted Mobile Drilling Company Model B-61 hollow-stem auger drilling rig will be used to drill Well B-8. The auger flights are in 5-foot lengths with inside diameters (IDs) of 6.25 inches and outside diameters (ODs), including the drill bit, of approximately 11 inches. A retractable plug prevents soil from entering into the auger flights during the drilling process. The plug is inserted into and retrieved from the hollow-stem auger by a wireline located at the end of a 140-pound drive hammer.

During the drilling process, relatively undisturbed soil samples will be collected from the wells for chemical analysis, organic vapor monitoring, and visual description. The soil samples will be collected using a modified California sampler.

The modified California sampler consists of an outer sampler barrel lined with a set of 6-inch-long (2.50 inches OD and 2.375 inches ID) brass rings. The sampler is attached to the end of the drive hammer, lowered through the hollow-stem auger flights, and driven 12 inches by raising and dropping the 140-pound drive hammer. A soil sample is thereby collected in the two rings placed end-to-end inside the sampler.

After the sampler is driven to the desired depth, the rings will be removed. The ends of the lower ring will be sealed with Teflon sheets, capped with plastic end caps, and stored in an ice chest during field work and transport. These procedures are in accordance with practices established by federal, state and local agencies.

The soil in the upper ring will be examined in the field for indications of petroleum hydrocarbons and used for lithologic description. The grain size, color, odor, moisture, and other pertinent Unified Soil Classification System properties will be described on a field boring log by a geologist from ESE.

Before the modified California sampler and rings are assembled and placed in the well bore, they will be cleaned to avoid cross-contamination of samples. The equipment will be washed with an approved cleaning solution, rinsed with tap water, rinsed with distilled water, and then allowed to air dry. The auger flights will be steamed cleaned prior to arrival on site.

GROUND-WATER MONITORING WELL INSTALLATION

The groundwater monitoring wells will be constructed of 4-inch-ID schedule 40 PVC slotted and blank casing. A 20-foot section of slotted casing (35 to 55 feet below ground surface) with openings of 0.20 inch will be fitted with a threaded cap and placed at the bottom of each well bore. The blank casing will be connected to the slotted and extended to 6 inches below the ground surface.

All lengths of casing, both slotted and blank, will be connected by threaded joints. No glues or adhesives will be used. All slotted and blank casing and caps placed in the well bores

will be washed with an aqueous solution of detergent, flushed with tap water, and rinsed with distilled water to preclude the introduction of outside contamination.

The annulus of the monitoring well will be filled with a clean sand pack (Lone Star #2/16 sand) to a maximum of 3 feet, but not less than 1 foot above the slotted casing. Bentonite pellets will then be placed above the sand pack to form an impermeable barrier approximately 5 feet thick. A concrete - bentonite slurry will be poured from the top of the bentonite to the surface. The groundwater monitoring well assembly will be enclosed at the surface by a traffic-rated well cover cemented in place. The surface of the median will be repaired to its original standards and appearance.

GROUND-WATER SAMPLING AND WELL DEVELOPMENT

Following installation of each groundwater monitoring well, the well will be developed using a truck-mounted well development rig with a stainless steel bailer. Typically, well development consists of removing approximately four casing volumes of fluid, or until the water developed from the well contains less than 10 parts per million settable solids. Following well development, the well will be allowed to equilibrate for a minimum of 1 hour before a ground-water sample is collected from the well.

After the fluid level in the well is allowed to equilibrate for a minimum of 1 hour, a ground-water sample will be collected using a Teflon bailer attached to a nylon cord. The ground-water will be transferred from the bailer to 40-milliliter (ml) glass vials with Teflon septum lids, labeled, and placed in a cooler for delivery to a state-certified chemical laboratory. A collection procedure that precludes air from entering the 40-ml sample vials will be followed to prevent the release of volatile organic compounds.

COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

20644

WELL DRILLING PERMIT

ALL ELECTRICAL, PLUMBING, MECHANICAL, AND STRUCTURAL REPAIRS AND INSTALLATIONS SHALL BE DONE UNDER PERMIT FROM RIVERSIDE COUNTY DEPT. OF BUILDING AND SAFETY.

3139 ****

Date June 7,

7493
1995
20644 #

70.00

Fee \$70.00

This permit is granted on condition that the person named in the permit will comply with the laws, ordinances and regulations that are now or may hereafter be in force.

LOCATION OF PROPOSED WELL _____ 1/4 _____ 1/4; Sec. 13; T. 3S; R. 6W

PHYSICAL ADDRESS OF WELL 10301 Magnolia Avenue Community Riverside

APN: 143-170-020 MW-C

NAME Chevron USA Products Co.

DRILLER Gregg Drilling & Testing Inc.
2475 Cerritos Avenue
Signal Hill, Ca. 90806

MAILING ADDRESS P.O. Box 2833

CITY & STATE La Habra, Ca. 90632-2833

By Charlene Robbins
Charlene Robbins

DEH-SAN-025 (Rev 1/93)

Distribution: WHITE-Permit & Receipt; CANARY-Environmental Health Department; PINK-Well Driller; GOLDENROD-Flood Control

HIV. Co. Registration No. YVDR-40-004

C-57 License No. 485165

4. WELL CHECK (check) B (143-17-023)

- Community Monitoring Industrial
- Individual Cathodic Other MW-C
- Agricultural Horizontal

4A. FOR MONITORING WELL: (Name of Consultant)

8. PRODUCTION WELL CASING INSTALLED:

- Steel Plastic Other PVC

From (ft.)	To (ft.)	Dia. (in.)	Wall (Gage)
<u>0</u>	<u>40</u>	<u>4</u>	

GRAVEL PACK: Yes No
From 14 to 40 ft.

20645

WELL DRILLING PERMIT

ALL ELECTRICAL, PLUMBING, MECHANICAL, AND STRUCTURAL REPAIRS AND INSTALLATIONS SHALL BE DONE UNDER PERMIT FROM RIVERSIDE COUNTY DEPT. OF BUILDING AND SAFETY.

3139 ****
Date June 7, 7693 70.00
20645 #
Fee \$70.00 TOTAL 353.00
CHECK 353.00

This permit is granted on condition that the person named in the permit will comply with the laws, ordinances and regulations that are now or may hereafter be in force.

LOCATION OF PROPOSED WELL _____ 1/4 _____ 1/4; Sec. 13; T. 3S; R. 6W

PHYSICAL ADDRESS OF WELL 10301 Magnolia Avenue Community Riverside

APN: 143-170-020 MW-D

NAME Chevron USA Products Co.

DRILLER Gregg Drilling & Testing Inc.
2475 Cerritos Avenue
Signal Hill, Ca. 90806

MAILING ADDRESS P.O. Box 2833

CITY & STATE La Habra, Ca. 90632-2833

By Charlene Robbins

Charlene Robbins

DEH-SAN-025 (Rev 1/93)

Distribution: WHITE--Permit & Receipt; CANARY--Environmental Health Department; PINK--Well Driller; GOLDENROD--Flood Control

Riv. Co. Registration No. WDR-90-004
C-57 License No. 485165

4. WELL CHECK (check) C (143-07-023)
- Community Monitoring Industrial
 Individual Cathodic Other MW-D
 Agricultural Horizontal

4A. FOR MONITORING WELL: (Name of Consultant)

8. PRODUCTION WELL CASING INSTALLED:

Steel Plastic Other PVC

From (ft.)	To (ft.)	Dia. (in.)	Wall (Gage)
<u>0</u>	<u>40</u>	<u>4</u>	

GRAVEL PACK: Yes No
From 14 to 40 ft.