

Decommissioning Calleguas Municipal Water District's facilities in the
National Recreation Area
Project Description – Draft of July 22, 2008

Background

This document describes the demolition of a pre-existing water reservoir, pump station and pipeline appurtenances that cross National Park Service parkland within the Santa Monica Mountains National Recreation Area. Working toward abandoning the facilities is a goal of the Focused Environmental Impact Report, Conifer Tank Replacement Project, SCH # 20050558. The current property owner, Calleguas Municipal Water District (Calleguas), proposes to transfer the easement and property to Triunfo Sanitation District (Triunfo). Triunfo will then demolish the facilities, quitclaim the easement, and transfer the property to the Rancho Simi Recreation and Park District, the National Park Service, and the Santa Monica Mountains Conservancy.

In 1969, Calleguas built the Lindero Feeder with Palo Comado Pump Station and 4 million gallon Chesebro Reservoir. The portion in what is now National Recreation Area was intended to serve future development in Palo Comado Canyon and Ahmanson Ranch. Calleguas owns a 3-acre parcel around the reservoir. The rest of Calleguas' facilities are in permanent non-exclusive easements for water supply purposes. The water pipeline parallels a pair of natural gas pipelines.

In 2007, Triunfo certified an environmental document for its Conifer Tank Replacement Project. The chosen project (Site A7, now known as the Oak Canyon Reservoir) permanently disturbs 0.5 acres. The National Park Service (NPS) and California Fish & Game (CDFG) recommended a mitigation, "R2 TSD will attempt to work with Calleguas Municipal Water District in an effort to remove the existing abandoned Calleguas Municipal Water District tank located on the eastern ridge of Chesebro Canyon and associated pump station located in Palo Comado Canyon prior to construction of a tank at the A8 alternative site. In association with development of either the A7 or A8 tank site, the District will work with the CDFG to either purchase mitigation area or arrange the CMWD tank and pump removal for the management of Braunton's milkvetch assuming the removal effort can be effectively negotiated."

Betsey Landis' May 2008 soil sample survey has since confirmed the Oak Canyon Reservoir site is not suitable for Braunton's milkvetch. Neither is the site of the 4-mg Chesebro Reservoir. Triunfo remains motivated to decommission the existing facilities because of their visual impact and the potential liability issues.

Southern California Gas has two active natural gas pipelines parallel to Calleguas' pipeline. The gas company has had a leak in their line within the last few years. Triunfo and the National Park Service (NPS) have confirmed the gas company is not interested in synchronizing gas pipe replacement with abandoning the water pipe or even reusing the existing water pipe.

Property Transfer Issues

The tank site will become another NPS parcel. It is not necessary to dissolve the parcel. The other areas, including the pump station are easements. Triunfo will file a quitclaim for the easements after all parties agree the decommissioning is complete.

Decommissioning

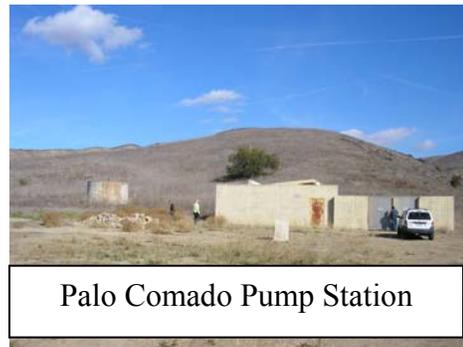
Triunfo has performed a NPS standard environmental site assessment. If necessary, Triunfo will perform a second environmental site assessment, after the facilities are decommissioned. NPS and Triunfo will coordinate to produce the necessary National Environmental Protection Act (NEPA) document and the California Environmental Quality Act (CEQA) document. NPS will provide the natural resources, biological, scenic, and recreation information. Triunfo will provide the cultural (NPS will provide existing reports) and remaining issue information; noise, dust, traffic, etc. Triunfo will provide the public notice.

NPS will select the access and hauling routes within the National Recreation Area. Note that fire trucks require a 15-foot high clearance. Triunfo will obtain the Los Angeles County hauling permit. The demolition will not involve explosives. Dust control during demolition, and on road surfaces, would be by spraying recycled or potable water, provided by Triunfo.

Palo Comado Pump Station

NPS will provide a biologist's assessment of acceptable demolition window.

Triunfo will first recycle or dispose off-site all the metals (pumps, railings, wire, etc.), wood, shingles, asphalt, and the like; that is everything but the existing below-grade concrete and embedded rebar. Second, Triunfo will stow all the above-grade concrete or rebar that can be stowed in the existing below-grade vault. The vault fill will not exceed the level of the surrounding terrain. Third, Triunfo will haul off-site the concrete and rebar which did not fit in a vault. During the initial effort, Triunfo will have materials thought to contain asbestos contained and disposed of as legally required. At NPS request, the ~10,000 gray water tank that is not a Calleguas facility will be removed.



One objective is to avoid excavation, which may expose cultural resources. Therefore asphalt and foundation removal will be a shallow scraping operation with minimal ground surface penetration. The portions of solid foundations more than a half foot deep may be left in place, with any rebar trimmed flush with the concrete. Triunfo will provide a professional cultural monitor on-site during the scraping. Should the professional monitor notice resources, Triunfo will pause all below-grade work for up to 24 hours. In the long term, Triunfo's only responsibility for the discovery of cultural resources is to limit the removals to abovegrade facilities. That may mean leaving asphalt or concrete at the existing grade. Any vaults or voids will have a hole drilled or cracked in the bottom before filling with demolished concrete, sand and gravel. Such sand or gravel, estimated at less than 50 cubic yards, will be imported from a clean source off site.



There are no trees at the pump station. If the NPS selected route includes trees, Triunfo will have trees trimmed by an arborist acceptable to the NPS as needed to prevent damage from truckloads. The trimmed limbs will be left on site.

Fourth, Triunfo will grade the site slightly (6 inches of elevation change at the most) to a natural contour without imported soils. That is, there may be an area of sand over the vault and an area of gravel that was under the asphalt or concrete. Triunfo will make no attempt to cover the (at grade) evidence of past construction or to match the surrounding topsoil situation. Fifth, Triunfo will spray the site with a hydroseed mix of native plants recommended by NPS and DFG. The hydroseeding will end Triunfo responsibilities.

Chesebro Reservoir

NPS will provide a biologist's assessment of acceptable demolition window.

There is virtually no abovegrade concrete at the tank site. Triunfo will first recycle or dispose off-site all the metals (pumps, railings, wire, etc.), wood, shingles, asphalt, and the like; that is everything but the existing below-grade concrete and embedded rebar. Second, Triunfo will stow all the above-grade concrete or rebar that can be stowed in the existing below-grade vault. The vault fill will not exceed the level of the surrounding terrain. Third, Triunfo will haul off-site the concrete and rebar which did not fit in a vault.



Chesebro Reservoir

The exterior tank coating contains significant lead, which will be removed with the removal of the tank's metal walls using standard procedures for handling lead-containing materials. Some of the lead paint has flaked off the tank. Of three soil samples from the June 2008 Environmental Site Assessment, taken at points where the maximum lead is expected, the highest result was 120 mg/kg. Triunfo will take three soil samples after demolition at locations suggested by the NPS. Triunfo will have no further responsibility; provided those soil samples are less than 160 mg/kg of lead. Should any sample show more than 160 mg/kg lead; Triunfo will begin removing soil until three simultaneous soil samples, taken at locations suggested by the NPS, are less than 160 mg/kg of lead.

Any vaults or voids will have a hole drilled or cracked in the bottom before filling with sand or gravel. Such sand or gravel, estimated at less than 20 cubic yards, will be imported from off site.

There are no trees at the reservoir. If the NPS selected route includes trees, Triunfo will have trees trimmed by an arborist acceptable to the NPS as needed to prevent damage from truckloads. The trimmed limbs will be left on site.

Triunfo will remove the fence posts by cutting them flush with the top of their concrete foundation (may be torched with fire prevention handy). The visible galvanized pipe of the overflow drain will be removed (perhaps with attached concrete) to a half foot below grade. Triunfo will place a 2-inch pipe in the drain, plug the bottom of the drain with 10 linear feet of 1-sack slurry mix, and fill the remainder of the drain with either the slurry or sand/gravel. Triunfo will place a plastic valve inside a meter box at the top of the 2-inch drainpipe. The valve will

allow the NPS to have either a shallow rain percolation pond or to drain the pond. The concrete V-ditches will remain undisturbed.

Fourth, Triunfo will grade the site slightly (6 inches of elevation change at the most) to a natural contour without imported soils. That is, there may be an area of sand over the vault and an area of gravel that was under the asphalt or concrete. Triunfo will make no attempt to cover the (at grade) evidence of past construction or to match the surrounding topsoil situation. Fifth, Triunfo will spray the site with a hydroseed mix of native plants recommended by NPS and DFG. The hydroseeding will end Triunfo responsibilities.

Surface features along the pipeline

NPS will provide a biologist's assessment of acceptable demolition window. Many of the 48 surface features, including manholes, air-vac enclosures, etc., would be accessed by construction equipment only by tracking off road. The vegetation around the pipeline ranges from non-native grassland to native habitat, most of which is distant from recreational trails and human use. Along the pipeline, there is a tradeoff of avoiding the creation of new trails (perhaps with all terrain vehicles) against removing items and filling manholes. Therefore, Triunfo will vary the removal to suit the conditions per the pictorial schedule of Appendix A using the options listed below.



Manholes (which contain either the blowoff valve or pipeline access) –

MH Option 1: Epoxy the lid. OR

MH Option 2: Haul off the cast iron ring and cover, knock remaining concrete to 1 foot below grade into the hole, and fill with clean fill soil level with grade. (In both cases, we leave the valve and other steel in the manhole.)

Blow-off (generally in a "meter box" next to a manhole) –

BO Option 1: Epoxy the lid closed. OR

BO Option 2: Remove concrete "meter box", place it in the adjacent manhole, torch-cut the blow-off pipe 1 foot below grade, place the cast iron lid over the cut opening, smooth earth over the lid.

Air-Vac

AV Option 1: Remove and recycle the metal box cover, remove and recycle the equipment, torch off the pipe and any bolts flush with the concrete, hammer a solid plastic plug into the pipe. OR

AV Option 2: Same as 1, plus remove the concrete pad, pinch pipe closed, and smooth the depression.

Valve box (the surface manifestation of a valve operating square nut) –

VB Option 1: Epoxy the (blue) lid to the metal cylinder. OR

VB Option 2: Torch-cut the metal valve "box" cylinder, and the valve operating rod, a foot below grade, recycle the metal components, smooth the earth to fill the cylinder.

Vault (the big vault at Station 552, likely also at the place with 3 manholes and those same vents)

- Fill vault with a nearly self-leveling concrete slurry, pumped from the nearby fire road, then epoxy lids.