



Item No. _____

CITY OF LOMITA CITY COUNCIL REPORT

To: City Council

Date: July 5, 2005

From: Tracy Bonano, Management Analyst

Subject: Water Reservoir and Treatment Plant Capital Improvement Project Report #38

RECOMMENDATION

Receive and file.

BACKGROUND

This Cypress Street Reservoir Progress Meeting (PM) #38 was held on June 22, 2005. The date of PM #39 is scheduled to convene July 25, 2005 at 1:30 P.M. Project team members attending this June 22nd meeting include Tom A. Odom - City Administrator, Tracy Bonano – Management Analyst, Glen Kau – Public Works Director, Gary Sugano – Community Development Director, Gary Roepke – Willdan Project Manager, John Bellis – Willdan EIR Division, Steve Conklin and Steve Tedesco – Tetra Tech and Allan Porush – URS.

Several issues were discussed which include land ownership, reservoir aesthetics/screening and environmental issues.

ANALYSIS

Tetra Tech has been involved in researching the ownership boundaries of Cypress and 262nd Streets which surround the south and west borders of the existing reservoir. To date, no records have been discovered that clearly delineate the right of way between the City of Lomita and Chandler Ranch Properties, LLC (Chandler). If records are not found, there is a possibility that a simple Land Law agreement between the City and Chandler can be executed which will assign each property owner rights up to the centerline of each street. The Tetra Tech surveyor will research this issue further and plan on providing the City with its findings within the next few weeks.

In addition to dealing with land issues, Tetra Tech has provided several different aesthetic treatment recommendations for the outside of the reservoir ranging from basic paint, detailed paint, artificial rock, treated foam columns, box façade and paint on columns. All suggestions were well received but, as with most details of the project, there will be additional studies performed before suitable alternatives can be brought forth to City Council for consideration.

Finally, as for environmental issues, there may be a need to perform a cultural excavation investigation to determine if there are Native American artifacts at the site. Willdan, the City's environmental impact consultant, is offering recommendations and possible work plan for the excavation and submitting it to the State Historical Preservation Office (SHPO) for approval. The primary recommendation from Willdan is that SHPO allow a cultural resources monitor on site during construction excavation. The secondary recommendation provides that Willdan oversee an excavation investigation and provide the City and SHPO a full report detailing the findings (if chosen, the latter recommendation will require Council approval of an agreement between the City and Willdan to perform the necessary tasks). Either way, within the next few weeks, Willdan should be prepared to finalize its recommendations and send them off to SHPO for consideration. Eventually, the City will need SHPO's approval in order to move ahead completely with this phase of the project plans.

ALTERNATIVES

None. Information only. Receive and file.

FISCAL IMPACT

None. Information only. Receive and file.

Recommended by:

Approved by

Tracy Bonano
MANAGEMENT ANALYST

Tom A. Odom
CITY ADMINISTRATOR