



Item No. _____

CITY OF LOMITA CITY COUNCIL REPORT

To: City Council

Date: September 6, 2005

From: Tracy Bonano, Management Analyst

Subject: Water Reservoir and Treatment Plant Capital Improvement Project Report #40

RECOMMENDATION

Receive and file.

BACKGROUND

This Cypress Street Reservoir Progress Meeting (PM) #40 was held on August 29, 2005. The date of PM #41 is scheduled to convene September 26, 2005 at 1:30 P.M. Project team members attending this August 29th meeting include Tom A. Odom - City Administrator, Larry Wiener – City Special Counsel, Tracy Bonano – Management Analyst, Glen Kau – Public Works Director, Gary Sugano – Community Development Director, Gary Roepke – Willdan Project Manager, Dean Sherer – Willdan EIR Division, Steve Conklin - Tetra Tech, Matt Collings – Tetra Tech, Mike Cope - Chandler Ranch Properties and Allan Porush – URS.

ANALYSIS

Amongst several issues discussed at the meeting, this report mainly focuses on land ownership, design elements and environmental issues.

Ownership of the reservoir site land that is on and/or near the City of Lomita and Chandler Ranch Properties (CRP) boundaries has been in question for some time. After a lengthy title search, the Tetra Tech staff is finally able to affirm that there are no owners that exist on record besides the City of Lomita and CRP. That determination eliminates any legal challenges that could arise from anticipated land swap procedures between the two parties.

Second, placement and design of the exterior ladder and generator for the facility were discussed. Tetra Tech will now bring back a variety of exterior ladder designs. One material design will be constructed of all stainless steel, one will be fiberglass and the third will be a mix of the two. As for the structural design, in addition to the recently proposed angled runs with horizontal landings, Tetra Tech will come back soon with a combination design that begins with a vertical ladder at the bottom followed by angled runs and horizontal landings ending at the top of the reservoir. In addition, the location of the generator is very important too. Consequently, City staff will return with the decibel levels allowed in the reservoir zone and Tetra Tech staff will work on placing the generator on the north end or south/east side of the project site, of course utilizing whichever location is the best and most beneficial.

Finally, in respect to the environmental element of the plan, Willdan’s environmental staff has prepared a report for the State Historical Preservation Officer (SHPO) that determines the site is not suitable for “trenching”, or testing of any kind for that matter, in regards to discovering archaeological evidence. Unfortunately, over the years, the reservoir site and surrounding area has been dug up and turned over so many times that the validity of such testing is not reliable. Therefore, in about a week, Willdan will forward their findings to the proper SHPO contact and request, once again, that a site monitor be used during construction and that the monitor approach be deemed adequate for all intents and purposes of the project.

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