



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, CA 90254-3885

MEMORANDUM

To: Suja Lowenthal, City Manager, City of Hermosa Beach

From: Kristy Morris, Environmental Analyst, City of Hermosa Beach

CC: Nico De Anda-Scaia, Assistant to the City Manager, City of Hermosa Beach
Glen Kau, Public Works Director, City of Hermosa Beach
Stacy Armato, Mayor Pro Tem
Hany Fangary, Councilmember

Date: 10/24/2018

Re: Communication with the City of Redondo Beach Public Works staff regarding the Greenbelt Infiltration project

Comments: This memorandum provides a summary of communications with City of Redondo Beach Public Works staff pertaining to alternative sites located in Redondo Beach for the Greenbelt Infiltration Project.

Background

At the October 9, 2018 meeting City Council considered alternative locations for the Greenbelt Infiltration Project. Following presentations from staff and consultants, public testimony, and deliberation by the City Council, unanimous direction was provided to:

1. Direct the Redondo Development Subcommittee, consisting of Councilmember Fangary and Mayor Pro Tem Armato, and staff to jointly engage the City of Redondo and/or City of Torrance to discuss potential alternative site locations that include 1) relocating the infiltration project, at its current volume, outside of Hermosa Beach's City boundaries or 2) dividing the infiltration project into multiple smaller projects totaling a similar stormwater capture volume, with an understanding that the division of projects may include one or more smaller scale projects in Hermosa Beach and/or the expansion of the Hermosa Beach Infiltration Trench Project currently in the Enhanced Watershed Management Plan.
2. Direct the Redondo Development Subcommittee and staff to return with a report to update City Council at a meeting in November.

On October 16, 2018, City of Hermosa Beach staff met with City of Redondo Beach staff including the Public Works Director, City Engineer, and Civil Engineer (Beach Cities Watershed Group representative) to update them on the direction from Hermosa Beach Council and explore potential sites, not previously discussed in Redondo Beach. A summary of this discussion is provided below.

Redondo Beach staff expressed that they will require formal direction from their City Council to engage in site-scoping activities. Redondo Beach City Council will discuss this item during a November 2018 meeting and Redondo staff will request that their Council consider appointing representatives to work with Hermosa Beach Councilmembers on exploring alternative sites.



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Staff further discussed alternative sites located in Redondo Beach and obtained additional information related to future development and ownership of private and public parcels (Exhibit 1).

The location underneath N. Francisca Street was previously identified as a potential site directly south of the existing location in Hermosa Beach. City of Redondo Beach staff discussed plans to realign the street, however realignment plans or a construction timeline are not known. Redondo Beach staff suggested that this would be an unfavorable location for the infiltration project at this time and expressed concern regarding the number of utilities to be navigated and potential soil contamination.

The large parcel directly south of the SCE property is approximately 2.4 acres and is privately owned. City of Redondo Beach staff said they believe the property owner is looking to sell the property for over \$10M.

The United States Postal Service (federal government) owns the property directly east of this site and south of the SCE parcel. The parking lot in the north-east corner of the parcel may be a suitable location for a small project. Redondo Beach staff discussed the potential challenges and delays associated with working with the USPS on a project of this nature. Additionally, the Herondo Drain is greater than 50 feet below the ground surface at the intersection of Herondo Street and Pacific Coast Highway, increasing technical challenges for the design and construction. This would be a similar situation for the US Bank-owned property directly north of this site.

Staff also discussed the parcel east of Pacific Coast Highway that was recently vacated by the Land Rover car dealership. The property is owned by the Carwell Corporation who could be approached to consider leasing their property for the project. This would be unlikely and significantly increase the project costs. Access to the Herondo Drain would be an additional challenge at this location.

Following the meeting, the City of Hermosa Beach Public Works Director and Environmental Analyst discussed additional potential sites including underneath Herondo Street and a combination of smaller public and private parcels to achieve the desired capture volume (Exhibit 2).

A number of smaller projects could achieve the required capture volume, at a much higher cost and permission to use these parcels is unknown (Exhibit 2-Area 1).

Underneath Herondo Street was presented to City Council at the October 9 meeting as a Hermosa Beach site alternative, however the majority of this project is located in Redondo Beach. The most significant considerations are the design challenges and additional cost associated with the deep excavation and demolition and construction of the center landscape median that was recently constructed in 2015 as part of the Harbor/ Herondo Gateway Improvement Project. Construction cost estimates for this location are estimated to exceed \$10M and most vector trucks have a 20-foot to 30-foot depth limit for ongoing maintenance activities. Staff conducted a preliminary review of existing utility maps and it appears the project location could be relocated east or west of the alternative project location to avoid the existing utilities (Exhibit 2-Area 2- LA County storm culvert, electrical, gas, sanitary sewer, reclaimed water, etc.). Local traffic and residents will be significantly disrupted during construction as a result of lane/road closures, however two lanes could remain open if the construction is phased.

Following the November Redondo Beach meeting, staff will work with Redondo Beach staff to explore these sites further.



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AES and SCE Properties.

Hermosa Beach City Councilmembers requested contact information for the SCE and AES sites to follow-up regarding site permissions. Staff previously spoke with the following representatives that advised that an infiltration project would not be permitted on these properties:

Eric Pendergraft
US Business Development | The AES Corporation
| T: 562.493.7855 | Mobile: 714.943.5477
eric.pendergraft@aes.com
690 N. Studebaker Road, Long Beach, CA 90803

Nick Brown
Right of Way Agent
T&D Real Properties
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