

# Peck Reservoir Replacement Project

Planning Commission Meeting

June 12, 2019

Project Overview by:

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City Project Manager



Project Elements by:

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**Stantec**

# Agenda & Background

## Presentation Agenda:

- 1) Project Overview
- 2) Elements of the Project
- 3) Construction Phase
- 4) Planning Commission Action
- 5) Next Steps

## Background:

- 2010 City Water System Master Plan Priority.
- Existing 60-year old Reservoir has exceeded useful life.
- Stantec Consulting – Design Delivery.
- 2017 Design Report presented to City Council:
  - ✓ Reservoir Size
  - ✓ Site Use – Replace in kind
  - ✓ Water Treatment Component
- 60% Design is Complete.
- Pilot Testing of Well Water Treatment System is Complete.
- Public Outreach / Community Meetings
- Environmental Review and Planning Commission.

# 1 Project Overview



# 2 Elements of the Project

- New Reservoir
- New Pump Station Building
- New Operations Building
- New Water Treatment Facility
- New Site Features (and Renderings)
- Off-Site Work

# Elements of the Reservoir

- Designed to current standards.
- Anticipated to serve the City for 60+ years.
- 8.0 MG size for operational, fire protection, and emergency water storage.
- Rectangular in shape.
- Partially buried similar to existing.



**Example Cross Section**

# Elements of the Pump Station

- Concrete building structure.
- Hidden below grade at the south side of the site next to Begg Field.
- New variable speed pumps for more efficient water delivery.
- New electrical and control features.
- New backup generator in case of power failure.

# Elements of new Operations Building

- Modest and functional facility for operations staff.
- Concrete masonry unit (CMU block) structure with a metal framed, standing seam roof.
- Consists of two main rooms.
- Includes analytical laboratory equipment and work space for City Personnel.
- Storage space for parts and equipment.



# Elements of Water Treatment Facility

- Maximize local groundwater use and decrease reliance on imported water.
- Located next to Pump Station building on the southeast corner of the site.
- Treatment primary equipment includes:
  - 2 horizontal filter tank vessels.
  - 1 vertical cylindrical storage tank.
  - Treatment control building structure.
  - Inside building will be chemical storage of hypochlorite solution and ammonia.

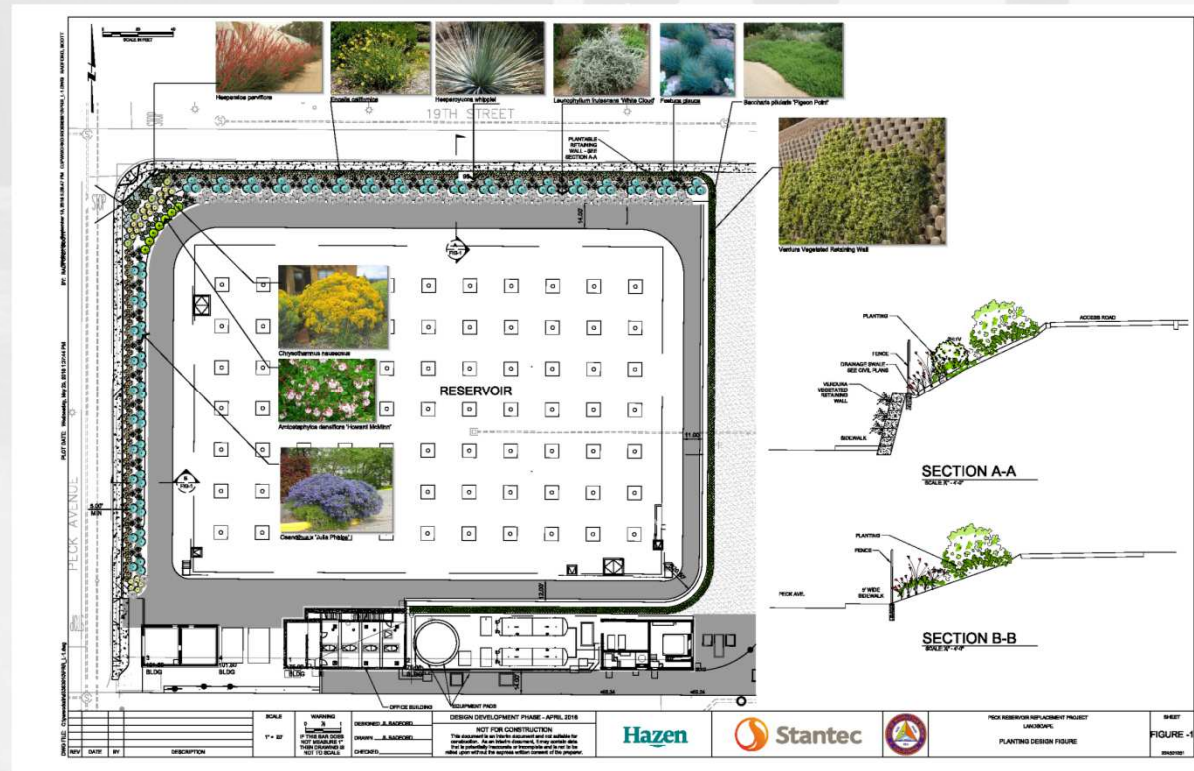


# Site Features Overview

- The reservoir site will have two levels similar to existing conditions.
- The upper level will be at an elevation about the same as the Peck Ave and 18<sup>th</sup> Street intersection.
- The lower level will be at about the same as the adjacent Begg Field.
- The reservoir will be shielded from view by an embankment on the north (19<sup>th</sup> St) and west (Peck Ave) sides; and a planted retaining wall on the south and east sides.
- Gated access entrances to the site will remain at their existing locations (Peck Ave, 18<sup>th</sup> & 19<sup>th</sup> St).

# Site Features - Landscaping

- The existing trees, ice plant, and ivy will be replaced.
- The embankment will be planted with groundcover and drought tolerant native plants.
- Landscape plans are included as part of the design.



# Site Features – Retaining Wall

- The perimeter retaining walls will consist of a planted mechanically stabilized earth (MSE) system.
- The retaining walls can be planted with drought-tolerant native plants.
- The same MSE wall system will be used behind the new sidewalks.



# Site Features – Fencing

- The existing chain-link fence will be replaced with a new metal picket fence.
- This will be both attractive and provide a secure protective barrier.
- Metal picket fences can be installed on slopes and on top of retaining walls.
- Appropriate heights will be determined for each side of the site.



# Rendering 1 – Peck Ave Entrance



PECK AVE

# Rendering 2 – 19<sup>th</sup> St & Peck Ave



# Rendering 3 – 19<sup>th</sup> St Entrance



# Rendering 4 – 18<sup>th</sup> St Entrance





# 3 Construction Phase

- Anticipated construction duration: **16-20 months.**
- Demolition of Existing Reservoir & Facilities.
- Site Excavation and Pipeline Work.
- Construct New Concrete Reservoir.
- Construct Embankments and Retaining Walls.
- Construct new Water Treatment Facility.
- Delivery and Installation of New Equipment.
- Construct New Operations Building.
- Site Improvements & Off-Site Work.
- Goal: Anticipated **Start** in 2020 pending Next Steps.

# Construction Impacts Overview

- We have prepared an Initial Environmental Study that identifies impacts and mitigation measures.
- This Initial Study document is available for review online at the City's Project Webpage.
- Hard copy was posted at City Hall, Library, Police/Fire and at Joslyn & Manhattan Heights Centers during the environmental review period.
- Important elements are:
  - ✓ Noise
  - ✓ Dust
  - ✓ Truck Hauling Routes
  - ✓ Temporary Storage of Materials

# Noise Control

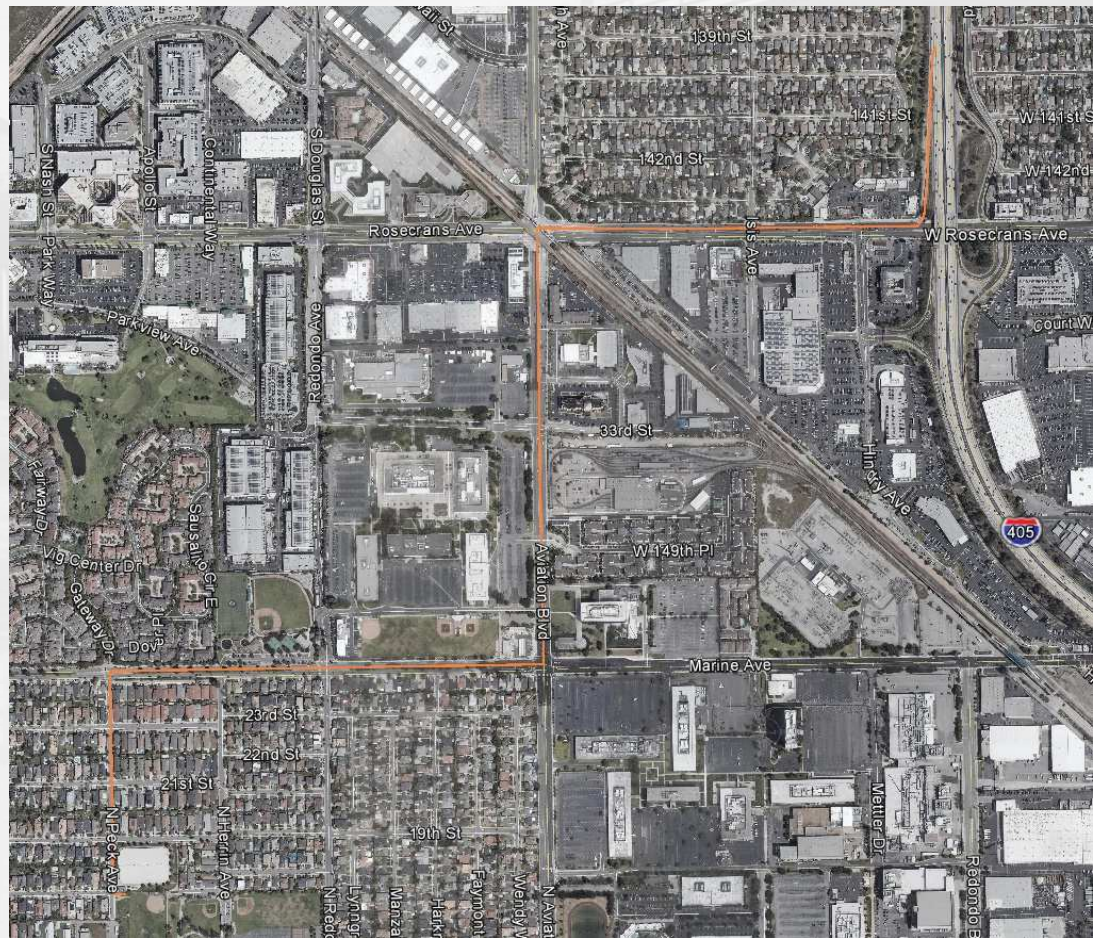
- Construction activities limited from 7:30 AM to 5:00 PM Monday – Friday.
- No work on Saturday, Sunday or Holidays without prior City approval.
- Will provide clear guidance in the contract documents to comply with City noise ordinance.
- Noise barriers may be considered.
- Equipment mufflers may be considered.

# Dust Control

- Contractor will conduct regular street sweeping.
- Temporary meshed screen construction fencing will be installed along the perimeter of the site.
- Temporary storage material and excavation stockpiles will be covered.
- Installation of rumble plates at project site exits to help reduce tracking sediment onto street.
- Site watering during demolition, excavation and grading construction phases.

# Truck Hauling Route - Primary

- The primary haul route for material deliveries to the site was identified in the environmental document.
- Proposed route:
  - 405 Fwy
  - Rosecrans Ave
  - Aviation Blvd
  - Marine Ave
  - Peck Ave



# Truck Hauling Route - Alternate

- Alternate out-bound route may be used to circulate hauling traffic during peak impact construction activities.
- Proposed route:
  - Peck Ave
  - Manhattan Beach Blvd
  - Inglewood Ave
  - 405 Fwy



# Temporary Storage of Materials

- Most materials will be stored on-site during the course of the work.
- Ongoing coordination with the School District about potential staging areas and alternate out-bound hauling route.
- All staging areas will be enclosed by temporary mesh screened fencing.
- Proposed location for job site modular office trailer.



# Off-Site Work

- The majority of the work will occur on the Peck Reservoir Site; however, some work will take place on adjacent streets.
- Peck Ave – Sanitary sewer connection.
- Peck Ave – Electrical power connection.
- Peck Ave – Installation of new sidewalk.
- 19<sup>th</sup> Street – Installation of new sidewalk.
- 18<sup>th</sup> Street/Herrin Ave – Pipeline trench work.
- 19<sup>th</sup> Street/Herrin Ave – Pipeline trench work.
- Peck Ave street pavement resurfacing.



# 4 Planning Commission Action

- Required Use Permit Findings
- Environmental Review-CEQA
- Staff Recommendations

# Required Use Permit Findings

Zoning Code defines the project as a Major Utility requiring a Use Permit satisfying the following:

1. “Use is in accord with... the purposes of the district...”
2. “Not be detrimental to the public health, safety or welfare of persons residing or working... in or adjacent to the neighborhood of such use...”
3. “Proposed use will comply with... any specific condition required for the proposed use in the district in which it would be located.”
4. “...Will not adversely impact or be adversely impacted by nearby properties.”

# Environmental Review - CEQA

## Stantec prepared:

- Environmental Initial Study (IS)
- Proposed Mitigated Negative Declaration (MND)
- Mitigation Monitoring and Reporting Program (MMRP)

## Construction and operation impacts addressed and mitigated to a level of less than significant:

- Air Quality, Biological Resources, Cultural Resources, Hazards & Hazardous Materials, Noise and Transportation and Traffic.
- No EIR required as all impacts are temporary and mitigated to less than significant.

# Staff Recommendations

Staff recommends the Planning Commission conduct the public hearing for the project, and Adopt the Resolution including the following actions:

1. Approve the Use Permit
2. Adopt the Mitigated Negative Declaration (MND)
3. Adopt the Mitigation Monitoring and Reporting Program (MMRP)

# 5 Next Steps

- Planning Commission Meeting 6/12/2019
- Approve Use Permit & Adopt MND / MMRP
- Complete 90% and 100% Design Submittals
- Plan Check and Permitting Process
- City Council Meeting(s) to Authorize Final Design and Construction Bidding
- Community Information Meetings, as required
- Public Bidding Process
- Decommissioning Existing Peck Reservoir
- Start of Construction
- End Construction
- Start-up and Commissioning New Reservoir

# Peck Reservoir Replacement Project

## Questions?

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## Thank You!