

WEST BASIN MUNICIPAL WATER DISTRICT**SEPTEMBER 12, 2005 - Water Resources**

Little, Baker

SEPTEMBER 26, 2005 - Board Meeting

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Approved by: Richard Nagel

INFORMATION CALENDAR

PLAZA EL SEGUNDO DEVELOPMENT UPDATESUMMARY:

Comstock, Crosser, and Associates (Comstock) is in the process of developing the vacant lot located at the southerly terminus of Allied Way into the Plaza El Segundo Shopping Center (City of El Segundo). The District's 42-inch transmission main that supplies disinfected tertiary treated recycled water to over 170 sites south of the water recycling plant, lies within a 30-foot wide easement running through the property.

Re-Grading at the Site

Comstock has submitted to the District their re-grading plans for the development. The District's approval of the changes within our easement is required before the City will issue a permit to Comstock to perform the work. In the cut areas of the plan, Comstock is proposing to reduce the cover over the District's transmission main to 48-inches in-lieu of relocating the District's transmission main. The proposed change in grading allows Comstock greater flexibility in the development of the site and less interference for the District's recycled water systems operation. While this appears to be an acceptable solution for both Comstock and West Basin, a detailed engineering analysis of the pipe is necessary to ensure structural integrity of the District's facilities is maintained.

Engineering Analysis of the Plan

The District has retained the services of Tetra Tech, Inc. to evaluate the short-and long-term loading impacts to the District's 42-inch transmission main as a result of Comstock's proposed grading operations. Comstock has initially identified the site usage over the District's 42-inch transmission main as a parking lot; however, this determination has not been finalized. Tetra Tech evaluated the short-and long-term structural capacity and integrity of the 42-inch transmission main based upon the information provided by Comstock (i.e., types of grading equipment, sequence of construction, and proposed tenant usage).

To adequately protect the District's transmission main during and after construction, Tetra Tech recommends that a minimum of five feet of cover be maintained during construction due to the enormous loads experienced by the grading equipment. Tetra Tech acknowledges that this will be a challenging requirement as the geotechnical report for the development identifies that an additional three feet of pavement section and over excavation will be required to be removed prior to achieving the final grade. Thus, temporarily lowering the cover over the District's transmission main to approximately two feet during the final grading process. This is considered to be the most critical loading and potential for failure to the District's transmission main, which will require extensive coordination and mitigation with Comstock to ensure

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protection of the District's facilities. Tetra Tech has provided some interim grading solutions in working with Comstock to achieve their final grading elevations while adequately protecting the District's transmission main.

Comstock is still in the process of refining the final site layout. The District will continue to work with Tetra Tech and Comstock to identify the appropriate transmission line protection during grading operations.

FISCAL IMPACTS:

Tetra Tech's cost for services was paid through the Facility Replacement Funds.

ENVIRONMENTAL COMPLIANCE:

No District responsibility.

COMMITTEE STATUS:

The item was reviewed by the Water Resources Committee on September 12, 2005 and was agendaized to the September 26, 2005 Board meeting as information for discussion.

RECOMMENDED MOTION:

This item is for information only.

EXHIBITS:

None.

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