

Council Meeting of
July 15, 2008

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

Subject: Approval of the conceptual use for the former Chevron property located at the corner of Sepulveda Blvd. and Madrona Ave.

RECOMMENDATION

Recommendation of the Public Works Director and the Community Services Director that the City Council approve the conceptual use of the former Chevron Property as part of a passive water treatment system for the Madrona Marsh Preserve.

BACKGROUND

In 1983, the Torrance Investment Company deeded approximately 42.9 acres of land to the City of Torrance to develop a nature preserve and a stormwater detention basin. The deeded parcel extended from Sepulveda Blvd. to Plaza Del Amo Blvd. and from Maple Ave. to Madrona Ave., excluding ½-acre parcel at the corner of Madrona and Sepulveda that was owned by the Chevron Corporation. (Attachment A) The Chevron property is currently vacant and is the former site of a gas station that was abandoned in 1973.

For the past several years, the Chevron Corporation has been in favor of transferring the deed of their property to the City, but obtaining the necessary environmental assessments and corporate approvals has taken some time to complete. Chevron's intent for deeding this property to the City is to integrate the land into the Madrona Marsh Preserve. The City and the Friends of the Madrona Marsh have always envisioned that the possession of this property would complete the Preserve.

Staff's vision for usage of the former Chevron property is to create a passive water treatment system to treat the stormwater and urban runoff coming into the Marsh from Madrona Avenue. This land usage coincides with the ideas presented in the analysis funded by the 2002 grant from the California State Coastal Conservancy for the Madrona Marsh Restoration and Enhancement Project. The proposed treatment system is a recessed area planted with wetland grasses that naturally remove nitrates and other pollutants before the water flows into the Madrona Marsh (Attachment B).

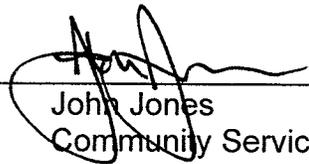
If Your Honorable Body approves the conceptual use of the parcel as a passive water treatment system, staff's next step would be to work with the design consultant to finalize this project. Staff will continue to solicit input on the design of the water

treatment system from the Friends of the Madrona Marsh and the Nature Center Manager. In addition to the natural water treatment system, staff envisions other elements of the project including general landscaping, signage, and the extension of the wrought iron fence line along Sepulveda and Madrona. This would enclose the Chevron property and leave a landscaped corner similar in size to the other corners of the Marsh property. Staff will also be exploring the construction of an electronic signboard outside of the fence line on the corner for the advertisement of City events and other Torrance non-profit sponsored activities to replace the banners.

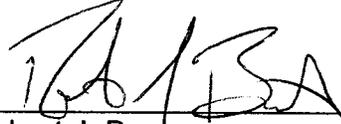
Costs for the Marsh components will be covered by grant funds. Additional funding will be needed for the electronic signboard. The project will come back before Your Honorable Body at a later date for final approvals and to award a construction contract.

Respectfully submitted,

COMMUNITY SERVICES DEPARTMENT

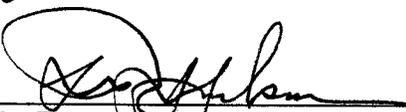
By  _____
John Jones
Community Services Director

CONCUR:



Robert J. Beste
Public Works Director

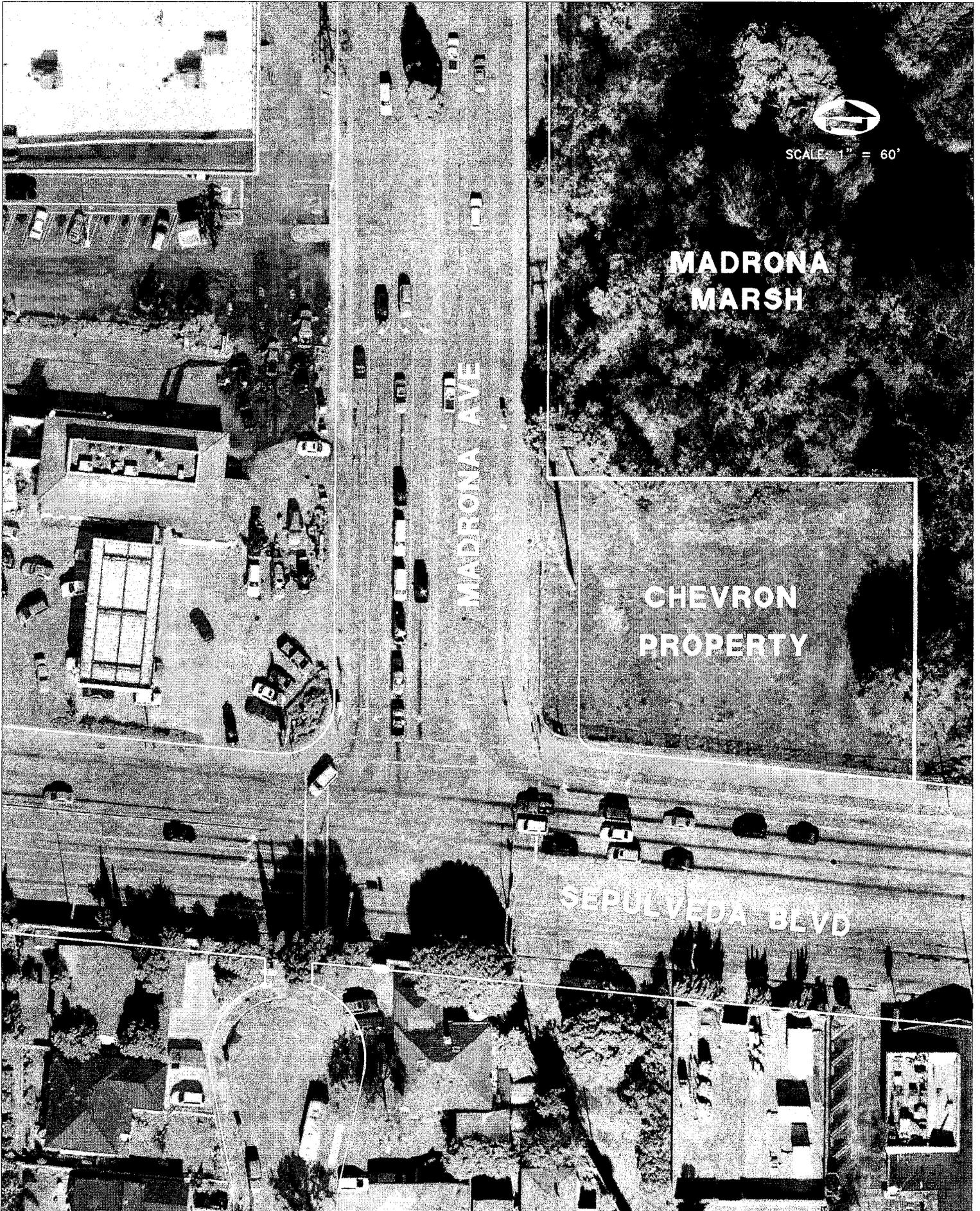
~~CONCUR:~~

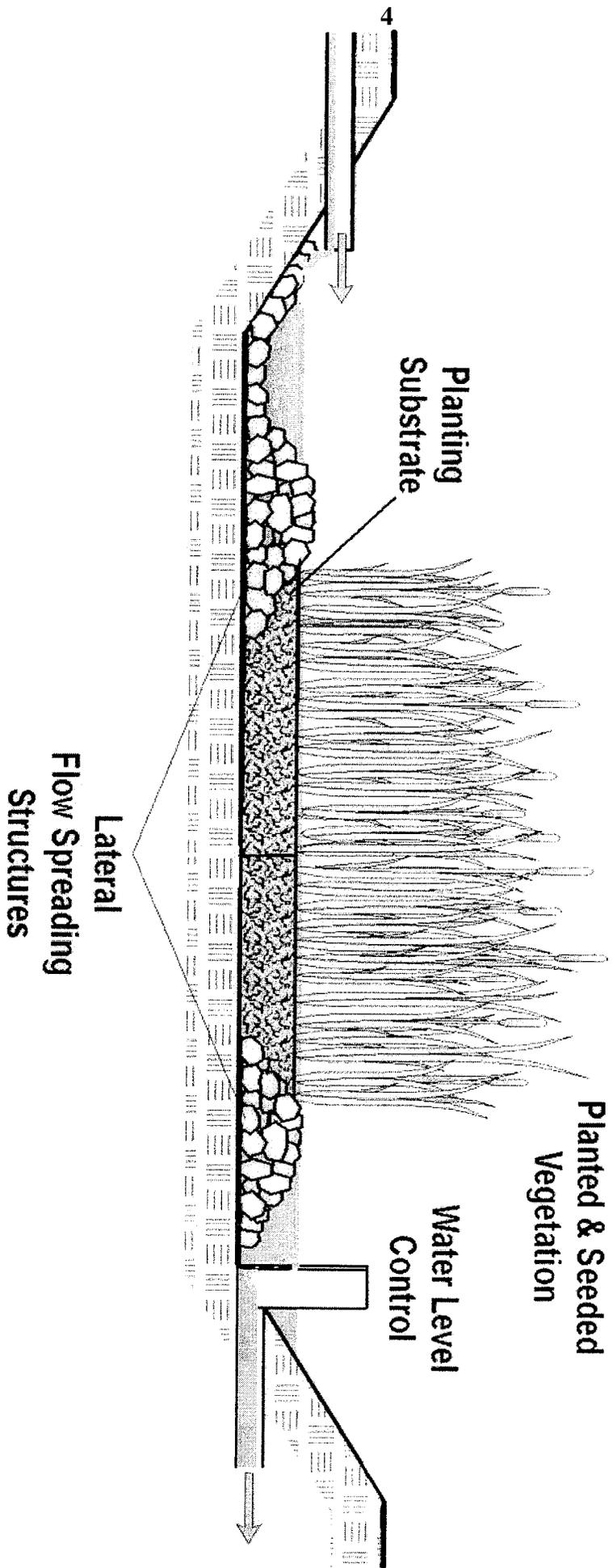


LeRoy J. Jackson
City Manager

- Attachment: A) Chevron Parcel
B) Passive Water System Illustration
C) Rendering of Improved Parcel

CHEVRON PARCEL





Attachment C

