

Council Meeting of  
December 22, 2009

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

Members of the Council:

**SUBJECT: Public Works – Accept and record an easement for water line purposes from the Torrance Unified School District and appropriate Water Enterprise Funds for predesign of the North Torrance Well Field. Expenditure: \$500,000.**

**RECOMMENDATION:**

Recommendation of the Public Works Director that City Council:

1. Accept and record a twenty-four (24) foot wide public easement for water line purposes from the Torrance Unified School District at Yukon School along the south side of the property adjacent to the Caltrans right of way.
2. Appropriate \$500,000 from the Water Enterprise Fund and approve a project budget for predesign of the North Torrance Well Field.

**Funding**

Funding is available from the Water Enterprise Fund balance.

**BACKGROUND/ANALYSIS**

The City of Torrance currently obtains potable water from three sources: the City's Well No. 6 in McMaster Park, the Water Replenishment District's (WRD) Goldsworthy Desalter, and the Metropolitan Water District (MWD).

Problems with the Sacramento Delta and the Colorado River are causing imported water to become much more expensive and causing MWD to reduce water allocations. Diversifying the water supplies for the City will reduce the impact of possible water reductions from MWD and provide long term cost savings.

Staff has prepared a Water Business Plan and a key element of the plan is for the City to diversify the water supply. Torrance owns 5,640 acre feet of annual groundwater pumping rights. One acre foot is equal to 325,900 gallons. The Water Business Plan includes a capital expenditure program for developing new pumping capacity to extract the City's allocated rights and for extracting additional stored water in times of need.

Production from Well No. 6 has been declining for several years. The current production for Well No. 6 is approximately 1,200 acre feet per year. A new Well No. 9 has been drilled near Well No. 6 in McMaster Park and the associated pumping facilities will be

constructed this fall. This well is the first phase of developing additional pumping capacity so that the City can exercise our full pumping rights. This project was selected as the first phase of the North Torrance Well Field because of the long history of good water quality at this location.

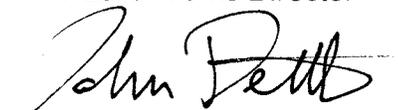
The City has acquired property behind Yukon Elementary School for development of groundwater Well No. 10, a new storage tank, and treatment facilities. Development of the North Torrance Well Field will allow for the removal of the 900,000 gallon tank and pumping station in McMaster Park. The City has drilled a pilot well for Well No. 10 at the North Torrance Well Field site and now has the water quality and production capacity information needed to design well and treatment facilities.

The twenty-four (24) foot wide public easement from the Torrance Unified School District at Yukon School along the south side of the property adjacent to the Caltrans right of way is required to convey water between Well No. 10 and the existing water system and provides access for regularly scheduled maintenance. Torrance Unified School District has agreed to grant this easement to the City of Torrance at a cost of \$1.

The City's five-year 2009-13 capital budget has been deferred due to the State's budget deficit. Staff is requesting funding for the pre-design of this project because the project will both diversify our drinking water supplies and lower our long term water costs. If funding is approved, staff will return with an agreement for predesign services for the North Torrance Well Field site. Work would include providing alternative site layouts, treatment options, soils report, water system improvements, preliminary plans, and cost estimates needed to proceed with a design-build contract.

Respectfully Submitted,

ROBERT J. BESTE  
Public Works Director

  
By John Dettle  
Acting City Engineer

CONCUR:

  
Robert J. Beste  
Public Works Director

  
Eric Tsao  
Finance Director

LeRoy J. Jackson  
City Manager

Attachments: A. Yukon School water line Easement  
B. Proposed North Torrance Well Development  
C. Infrastructure Action Plan

**Recording Requested by:**  
Sue Herbers, City Clerk

**When Recorded Mail to:**  
CITY OF TORRANCE  
3031 Torrance Boulevard  
Torrance, CA 90503

**EASEMENT DEED**

In consideration of the sum of One Dollar (\$1.00), and other valuable consideration, receipt of which is hereby acknowledged,  
TORRANCE UNIFIED SCHOOL DISTRICT

(GRANTOR)

do(es) hereby grant to the City of Torrance (CITY), a municipal corporation of Los Angeles County, State of California, a perpetual easement and right-of-way for, and the right to construct, operate, maintain, repair and use, or to reconstruct, a **WATER MAIN** and appurtenant structures in, under and across certain real property, together with the right to enter upon and to pass and repass over and along said easement and right-of-way and to deposit tools, implements and other materials thereon, by CITY, its officers, agents and employees and by any contractor, its agents and employees, engaged by CITY, whenever and wherever necessary for the purposes above set forth.

Said real property is situated in said City of Torrance, County of Los Angeles, State of California, and more particularly described as follows:

The southerly 24 feet of all said real property located in the City of Torrance, County of Los Angeles, State of California, and is more particularly described as follows:

**PARCEL 1:**

The north half of the northeast quarter of Lot 32, McDonald Tract, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 15, pages 21 and 22 of Miscellaneous Records, in the office of the County Recorder of said County.

**PARCEL 2:**

The south half of the northeast quarter of Lot 32 of the McDonald Tract, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 15, pages 21 and 22 of Miscellaneous Records, in the office of the County Recorder of said County.

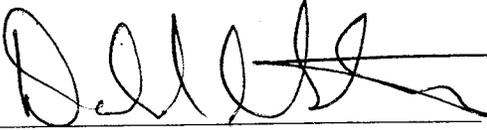
EXCEPT from Parcels 1 and 2 that portion of said land as condemned by final decree of condemnation rendered in Los Angeles County Superior Court Case No. 632851, a certified copy thereof recorded August 2, 1955, in Book 48529, page 82, of Official Records.

PARCEL 3:

That portion of Yukon Ave. vacated by the City of Torrance the southerly boundary of which is the northerly line of said land condemned by final decree mentioned above.

Signed and delivered this

4 day of December 2009. GRANTOR:

Sign:  Sign: \_\_\_\_\_

Print: Donald A. Stabler, Ed.D. Print: \_\_\_\_\_

Title: Deputy Superintendent Title: \_\_\_\_\_

Torrance Unified School District

X:\SECRETARY\CKS\FORMS\ED-WATER MAIN  
REVISED: 8/2004

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 12/4/09  
Date

before me,

Kathleen Hodge  
Here Insert Name and Title of the Officer

personally appeared

Donald A. Stabler  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kathleen Hodge  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer --- Title(s): \_\_\_\_\_
- Partner ---  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer is Representing: \_\_\_\_\_

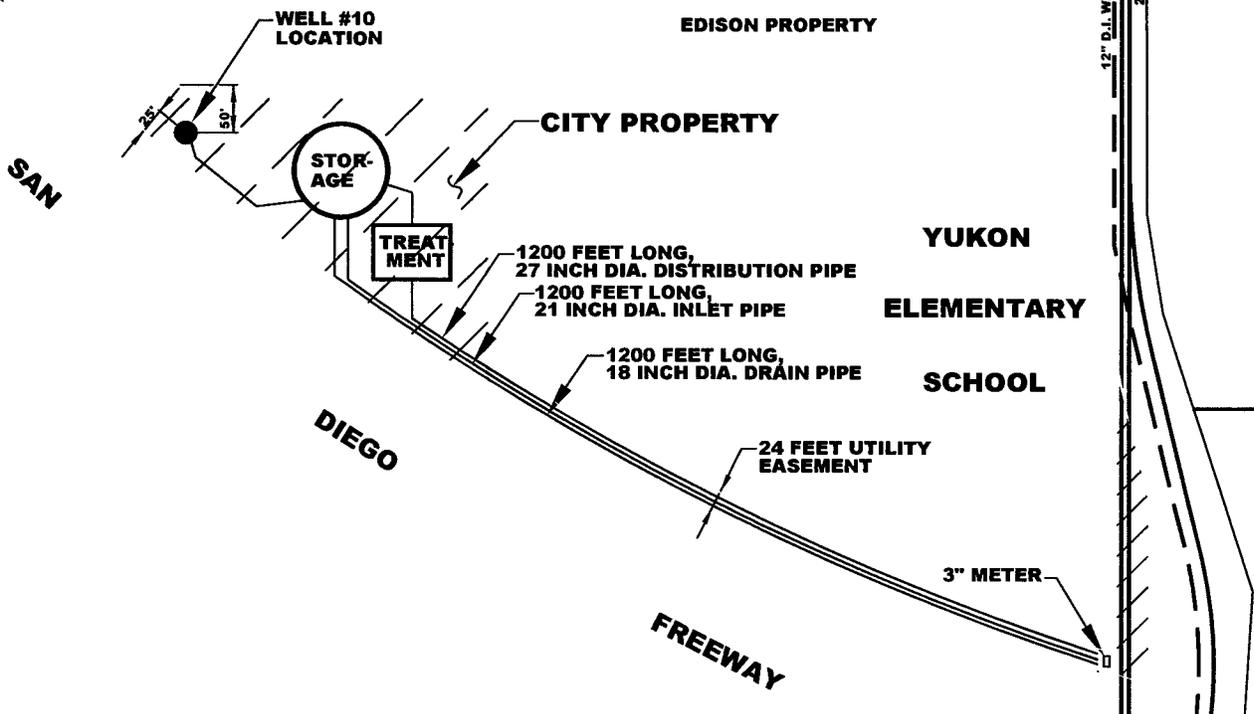
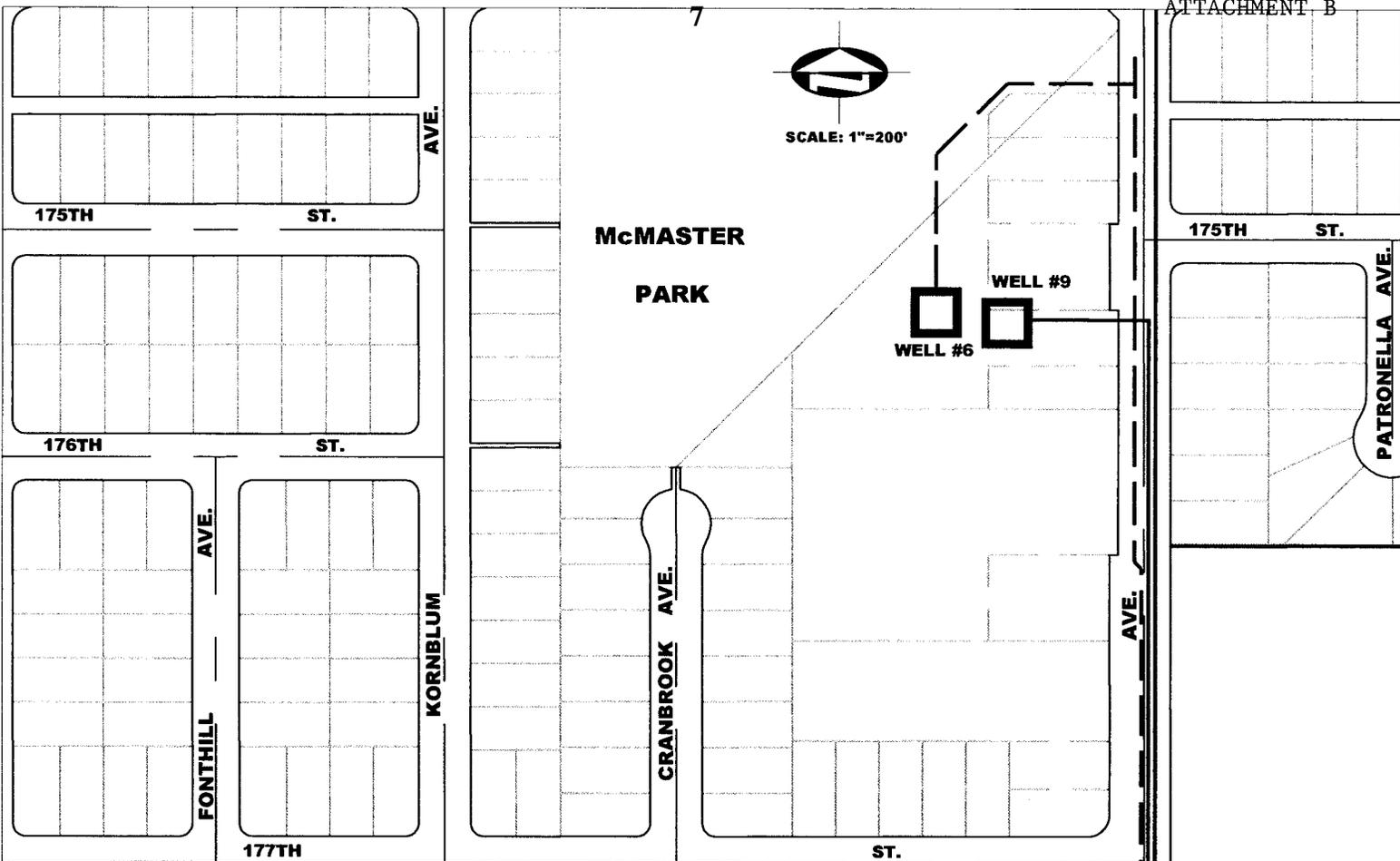
Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer --- Title(s): \_\_\_\_\_
- Partner ---  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer is Representing: \_\_\_\_\_





**SITE PLAN**  
**CITY OF TORRANCE**  
**PUBLIC WORKS DEPARTMENT**



# INFRASTRUCTURE ACTION PLAN

## INFRASTRUCTURE

NEW PROJECT  
FUNDS NEEDED

**Project Title: NORTH TORRANCE WELL FIELD - PROGRAM (Preliminary Design Only)**

### Project Description/Justification

This program will develop three proposed wells, construct a water storage reservoir, water treatment facilities and boost water into the water distribution system in the area of Yukon Avenue north of the I-405 Freeway. The project includes environmental processing, soils evaluation, water system modeling and preliminary design. Water from this local source would cost approximately \$200 less per acre foot than water purchased from MWD. The City has purchased a property north of the 405 Freeway near Yukon Avenue. Predesign would remove the deteriorating water tank in McMaster Park and replace it with a larger tank on the new property. This would free up additional land for park use.

	<b>2009-10</b>
<b>Project Management</b>	\$ 100,000
<b>Environmental &amp; Soils Assessments</b>	75,000
<b>Grading and site clean up</b>	25,000
<b>Water System Modeling</b>	50,000
<b>Preliminary Design</b>	250,000
<b>Total</b>	<b>\$ 500,000</b>

	<b>Water Fund</b>
<b>Project Management</b>	\$ 100,000
<b>Environmental &amp; Soils Assessments</b>	75,000
<b>Grading and site clean up</b>	25,000
<b>Water System Modeling</b>	50,000
<b>Preliminary Design</b>	250,000
<b>Total</b>	<b>\$ 500,000</b>

### Funding Sources:

	<b>2009-10</b>
<b>Water Fund</b>	\$ 500,000
<b>Total</b>	<b>\$ 500,000</b>

### Project Timeline:

	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Project Management	█	█			
Environmental & Soils Assessments		█			
Water System Modeling		█			
Preliminary Design		█	█		