



Administrative Report

H.7., File # 25-0215

Meeting Date: 2/18/2025

To: MAYOR AND CITY COUNCIL
From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE PLANS AND SPECIFICATIONS FOR THE SCE RIGHT OF WAY WEST OF PCH LANDSCAPE PROJECT - PHASE 1, JOB NO. 30850, AND AUTHORIZE THE CITY CLERK TO ADVERTISE THE PROJECT FOR COMPETITIVE BIDS

EXECUTIVE SUMMARY

A license agreement was negotiated with Southern California Edison (SCE) to allow the City to develop land in their right of way along, Herondo Street and west of Pacific Coast Highway (License Site), into a passive park space. The License Agreement commenced on June 1, 2022 and has an initial term of five years with the option to extend. The 5.1-acre site is primarily occupied by six transmission towers connected by high voltage overhead lines.

Per direction from SCE and due to limited funding, comprehensive development of the License Site will be executed over two phases. The proposed project represents the first phase and covers the eastern portion of the License Site. The improvements will consist of decomposed granite walking paths, cobble swales, benches, trash receptacles, storm drainage, and new native landscaping with an upgraded irrigation system.

The plans and specifications for the project are available for review at City Hall and ready for competitive bidding upon approval by City Council. The Engineer's cost estimate for Phase 1 of the project is \$961,000, including about \$100,000 in contingency costs. Currently the project budget has \$760,600 available. Staff recommends waiting for project bids before identifying any additional funding or possible reductions to construction scope. Once the final construction cost is known, staff will propose solutions, if needed, at the time of contract award. If the successful bid is within budget, construction is expected to begin in Summer 2025 and take 75 working days to complete.

BACKGROUND

In September 2019, SCE, at the City's behest, completed a Method of Service study to determine the feasibility of removing the power lines along SCE's 190th Street right of way. The study verified that the lines along the 190th corridor can be removed or relocated once the AES power plant is retired and the transmission line network reconfigured; this finding opened the opportunity for the City to consider developing the right-of way into a greenbelt and passive open space.

In April 2021, the City entered into preliminary discussions with SCE regarding the potential licensing of their right-of-way space located along Herondo Street and west of PCH. The majority of the 5.1-

acre License Site is vacant with the exception of six transmission towers connected by 220 kV and 66 kV lines, a soil retaining wall, trees and shrubs fronting Catalina Avenue, chain link fencing, and utility cabinets. Currently, the License Site is covered in both invasive and native vegetation with dispersed mounds of foreign soil and other mixed dirt material. The proposed passive park project supports the City's goal to expand public open space. The License Site has been underutilized, except for occasionally serving as an overflow parking lot during large community events or for construction project staging.

In July 2021, the City submitted a land license application and the required supporting documentation to the SCE Vegetation & Land Management Division. The City's application and proposal were accepted and approved in April 2022. As part of the Council's Strategic Plan, staff engaged the services of Architerra Design Group (ADG) to develop conceptual design options for the License Site and these items were brought to City Council for discussion in June 2022. City Council approved the conceptual design and authorized the completion of the final design and construction documents.

Per the plans and specifications, decomposed granite will be installed to promote pedestrian access throughout the License Site. Amenities such as benches and trash receptacles will be located along the walking paths in appropriate locations. A combination of cobble swales and inlets will also be constructed to collect stormwater runoff safely and efficiently and various species of plants will be sown to transform the License Site into a passive park space.

The City worked extensively with multiple departments at SCE over the course of 2 years to ensure that the design of the project adheres to their right-of-way guidelines and restrictions. City staff met with representatives of SCE in the field on January 8, 2024 after numerous plan submittals to discuss the scope and intent of the SCE corridor landscape project. At the field meeting, SCE directed the City to split the project into two phases due to the size of the License Site. The City and ADG amended the plans to implement improvements on only the eastern half of the License Site as part of Phase 1. Official approval from SCE to proceed with the contractor bidding process for Phase 1 was received on February 4, 2025.

The plans and specifications are ready for City Council approval and authorization for competitive bidding. The bidding process is anticipated to be completed in April 2025 and, at that time, the actual amount of funding required will be known. Assuming sufficient funding is identified, a construction contract would be recommended for City Council approval and construction of the project would begin in Summer 2025, with an estimated project duration of 75 working days.

COORDINATION

The project has been coordinated with SCE and the Parks Maintenance and Engineering Services Divisions of the Public Works Department.

FISCAL IMPACT

There is no fiscal impact to advertise the project for competitive bidding. The Engineer's cost estimate for the project is \$961,000, including a contingency estimate of \$97,000. This amount exceeds the current FY 2024-25 CIP budget of \$760,600, which was appropriated prior to the two-year SCE review period. Construction cost escalation and additional project requirements from SCE account for the gap in funds. Reconciliation of the current funding gap, through identification of additional funds or a reduction in construction scope, will be addressed after the bids are received

and a more precise construction cost is known. Details of the reconciliation, along with any needed funding action, will be provided when the item returns to the City Council for consideration of contract award.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Map - Southern California Edison Nature Park License Site