Chapter 4

PUBLIC FACILITIES

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401 Infrastructure

I. WATER AND WASTEWATER

The Pico Pipeline, which extends through the West Pico Corridor from the terminus of the South County Pipeline east of Avenida La Pata to Pacific Coast Highway, is a 33-inch main-line. All water delivery lines to serve the West Pico Corridor area are existing within the public street right-of-way. There is no sewer or water main within Avenida Pico. There is an existing 6” water service line from N. El Camino Real to the Water Reclamation Plant, and a water service and 4’ sewer lateral to the U-Haul property on Avenida Pico. No wells, turnouts, or pump stations exist within the West Pico Corridor Specific Plan boundary.

The City’s Water Reclamation Plant is located on the south side of Avenida Pico, west of Calle de Los Molinos. It is constructed in full compliance with Title 22 of the California Administrative Code. Gravity sewers carry wastewater to pump stations serving two of the City’s drainage regions. Most of the Pico Community Commercial Area wastewater flows through gravity sewers to the Los Molinos Pump Station located within the City’s maintenance yard property. Wastewater from the Los Molinos Industrial Area gravity flows to the Main Pump Station located in North Beach Village between the Ole Hanson Beach Club and the railroad tracks. From each of these two pump stations, wastewater is carried through a forcemain to the City’s Water Reclamation Plant.

A reclaimed water lines exists within Avenida Pico right-of-way for the purpose of distributing reclaimed water from the City’s Water Reclamation Plant to the Pacific Golf Course for irrigation. This line will eventually provide reclaimed water service to many of the inland areas for landscape irrigation purposes.

II. DRAINAGE

The Segunda Deshecha Flood Control Channel carries stormwater and runoff from the City’s central drainage basin to the Pacific Ocean. It separates the majority of the Pico Community Commercial Area and the City Yard from the Los Molinos Industrial Area. A system of storm drains exist to carry stormwater and runoff from the West Pico Corridor Area to the flood control channel. Consideration could be given to covering it for use as a bicycle/pedestrian trail.
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Avenida Pico is a Primary Arterial Highway passing through the West Pico Corridor, providing access from the inland areas to North Beach and from the I-5 freeway to the Pico Community Commercial Area and the Los Molinos Industrial Area. It is a designated Scenic Highway in the City's General Plan, with a Class II (on-road) Bike Trail planned for both sides of the road. The north side of Avenida Pico between the Segunda Deshecha Flood Control Channel and Calle Industrias will be fully improved by the developers of the Marblehead Coastal property. Those improvements will include landscaping the median within Avenida Pico.

The main local collector within the West Pico Corridor is Calle De Los Molinos. It is a two lane collector street providing access to the industrial area from both Avenida Pico and North El Camino Real. The segment of Calle De Los Molinos between Avenida Pico and North El Camino Real is scheduled for improvement in the year 1998/99 according to the City’s Street Improvement Program. It will be funded as part of the Benefit Assessment District that was approved by the City Council in 1995. The local streets which are scheduled for improvement as part of the City’s Street Improvement Program are:

<table>
<thead>
<tr>
<th>STREET</th>
<th>FROM</th>
<th>TO</th>
<th>YEAR</th>
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<tbody>
<tr>
<td>Los Molinos</td>
<td>N. El Camino Real</td>
<td>Flood Control Channel</td>
<td>1998/99</td>
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<tr>
<td>Estrella</td>
<td>Los Molinos</td>
<td>El Portal</td>
<td>1997/98</td>
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<tr>
<td>Calle Industrias</td>
<td>Pico</td>
<td>southerly terminus</td>
<td>2005/06</td>
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The street lighting in the area should be improved using City standards. The lights are located on SDG & E wooden power poles, which when undergrounded will require standard street poles. Other improvements that could be considered for Calle De Los Molinos are the undergrounding of utilities and street tree planting. Funding methods for these types of improvements would have to be determined.

All other streets within the West Pico Corridor Specific Plan area are local streets designed to provide access to individual land parcels. Much of the public right-of-way on these local streets could be abandoned and made available for private commercial or industrial land use, if access to each individual land parcel is provided, and utility easements could be provided. This could be done through lot consolidations initiated by the adjacent landowners, benefit assessment district formation, or Lighting and Landscape District amendments, subject to review by the City's Development Management Team and Planning Commission and approval by the City Council.