



REPORT OF GENERAL MANAGER

NO. 15-261

DATE December 9, 2015

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PENMAR GOLF COURSE – CONCEPTUAL APPROVAL OF PROPOSED EASEMENT AND PROPOSED PIPELINE INSTALLATION

*R. Barajas	<u>RSB</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

[Signature]
General Manager

Approved / Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board grant conceptual approval to City of Santa Monica’s (CSM) proposed project for the installation of a water pipeline through Penmar Golf Course as described in Summary of this Report and an easement for the proposed improvements.

SUMMARY:

Penmar Golf Course (PGC) is a 52.70 acre, nine (9) hole golf course located at 1233 East Rose Avenue, Venice, California. Nearby facilities across the street include Penmar Recreation Center, located in Penmar Park, which is a 12.01-acre park. This park includes an auditorium, baseball fields, lighted indoor and outdoor basketball courts, a children’s play area, indoor gym, picnic tables and lighted tennis courts.

The City of Santa Monica (CSM), Public Works Department, Civil Engineering Division (CED) is requesting permission from the Board of Recreation and Park Commissioners’ (Board) for the installation of an urban treated water pipeline through the northeast corner of the Department of Recreation and Parks (RAP)’s PGC, to connect the CSM’s Marine Park to supply treated water to the park for irrigation purposes. Should the Board agree to allow this installation, the Board will also need to grant an easement to CSM for the placement of the proposed pipeline. CSM CED has agreed to provide park improvements to the area of the proposed pipeline easement. (Attachment A)

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The installation of the proposed pipeline alignment herein is part of the CSM's Marine Park Irrigation Retrofit Project (Project). This Project includes the installation of treated urban runoff water pipeline from a reservoir located beneath the City of Los Angeles's Penmar Park into a daily holding tank at Marine Park in CSM. (Attachment B)

CSM CED currently proposes to run the majority of the pipeline along the periphery of the RAP's PGC (Attachment C) starting east on Rose Avenue to north on Glen Avon Avenue and will cut through the north east corner of PGC (proposed easement area) to Dewey Street. The pipeline will continue west on Dewey Street to north on 16th Street and will proceed to run west through the parking lot at Marine Park to reach the holding tank and pump station at the parking lot.

RAP staff has no objection to the proposed installation of a pipeline through PGC (along northeast area of PGC) and CSM CED's proposed compensation of a useful beneficial area of improvement within the easement area at PGC. The removal of this turf in this area will result in a savings of 1.1 million gallons of potable water, which would be normally be applied. RAP and CSM CED staff agreed to use the western half of Glen Avon Avenue for pressure line installation from Rose Avenue to prevent creating any impact on trees along the fence line (area prior to entering PGC).

The northeast area (proposed improvement area) of the easement is at the corner of PGC, approximately thirty-eight thousand (38,000) square feet (sf). RAP and CSM CED mutually agree the scope of improvement and the estimated value of the proposed improvement at the proposed easement area at PGC will be as follows:

ESTIMATED VALUE OF THE PROPOSED IMPROVEMENT AT THE PROPOSED EASEMENT AREA AT PGC

Turf removal within the easement area surrounding the proposed alignment (trench) -----	\$38,000.00
Installation of a six inch (6") mulch within area of improvement in order to provide future savings on water costs-----	\$56,300.00
Redwood headers -----	\$5,000.00
Retrofit the existing irrigation fixtures within the area of improvement---	Cost is minimal per CSM CED
Purchase and installation of sixteen (16) trees (36" or 48" box size) -----	\$25,000.00
Estimated total:	\$124,300.00

The Department of General Services, City of Los Angeles has indicated that the cost of per sf value of property in this area is One Dollar and Ninety-Five Cents (\$1.95) sf. The estimated value of the area is Seventy-Four Thousand One Hundred Dollars (\$74,100). The value of the proposed improvement is estimated at One-Hundred and Twenty-Four Thousand, Three Hundred

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Dollars (\$124,300). Therefore, the estimated value of the proposed improvement at the proposed easement area exceeds the value of the easement requested by CSM.

During the Facility Repair and Maintenance Commission Task Force Meeting on November 4, 2015, the Task Force Chairperson recommended to add trees to the conceptual plan. RAP and CSM CED staff proposed to add approximately sixteen trees (thirty-six inch or forty-eight inch box size) similar to the existing tree plantings adjacent to Dewey Street. The new plantings will be beneficial to both cities in the short and long term.

Should the Board grant easement and conceptual approval for the installation of the pipeline alignment at PGC, the next step would be for RAP to issue the temporary revocable ROE permit in order for CSM to complete the installation of the pipeline alignment and the scope of beneficial improvement at the proposed easement area.

TREES AND SHADE:

The conceptual approval of this project will have no impact on the existing trees or shade at PGC. The proposed project does include the purchase and installation of approximately sixteen (16) new trees. This will increase the number of trees at PGC and provide additional shade to golfers.

ENVIRONMENTAL IMPACT STATEMENT:

The California Environmental Quality Act (CEQA) and all necessary environmental assessments will be completed and review by staff prior to the Board's final approval of the construction plans for the proposed project.

FISCAL IMPACT STATEMENT:

The approval of this project will not have an impact on the RAP's General Fund as all application and eventual installation and improvement costs are the responsibility of CSM.

This Report was prepared by Felice Chen, Management Analyst II of Real Estate and Asset Management Section, Planning, Construction and Maintenance Branch.



USEFUL BENEFICIAL AREA OF IMPROVEMENT
 IT IS APPROXIMATELY 38,000 SQUARE FEET.
 TURF REMOVAL WITHIN EASEMENT
 BOUNDARIES.
 INSTALLATION OF 6" MULCH WITHIN AREA
 OF IMPROVEMENT.
 CAP EXISTING IRRIGATION FIXTURES
 WITHIN THE AREA OF IMPROVEMENT.

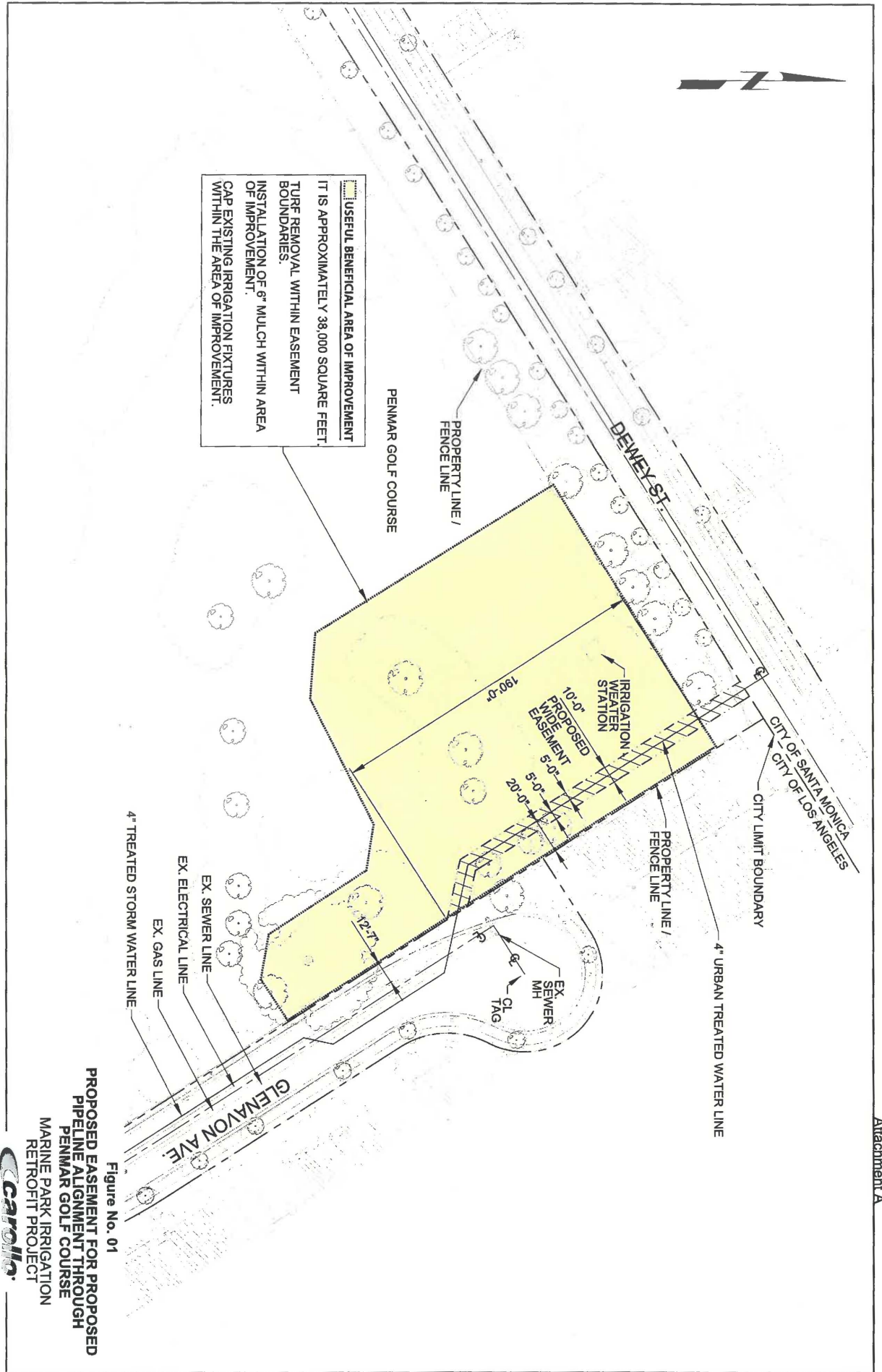


Figure No. 01
PROPOSED EASEMENT FOR PROPOSED
PIPELINE ALIGNMENT THROUGH
PENMAR GOLF COURSE
MARINE PARK IRRIGATION
RETROFIT PROJECT



PROJECT NO. 094400

FILE NAME: 994400.dwg



City of Santa Monica
PUBLIC WORKS DEPARTMENT
1447 4TH STREET, SUITE 300, SANTA MONICA, CA 90401
TEL: (310) 306-8721 FAX: (310) 303-4423

60% DESIGN
SUBMITTAL
NOT FOR CONSTRUCTION

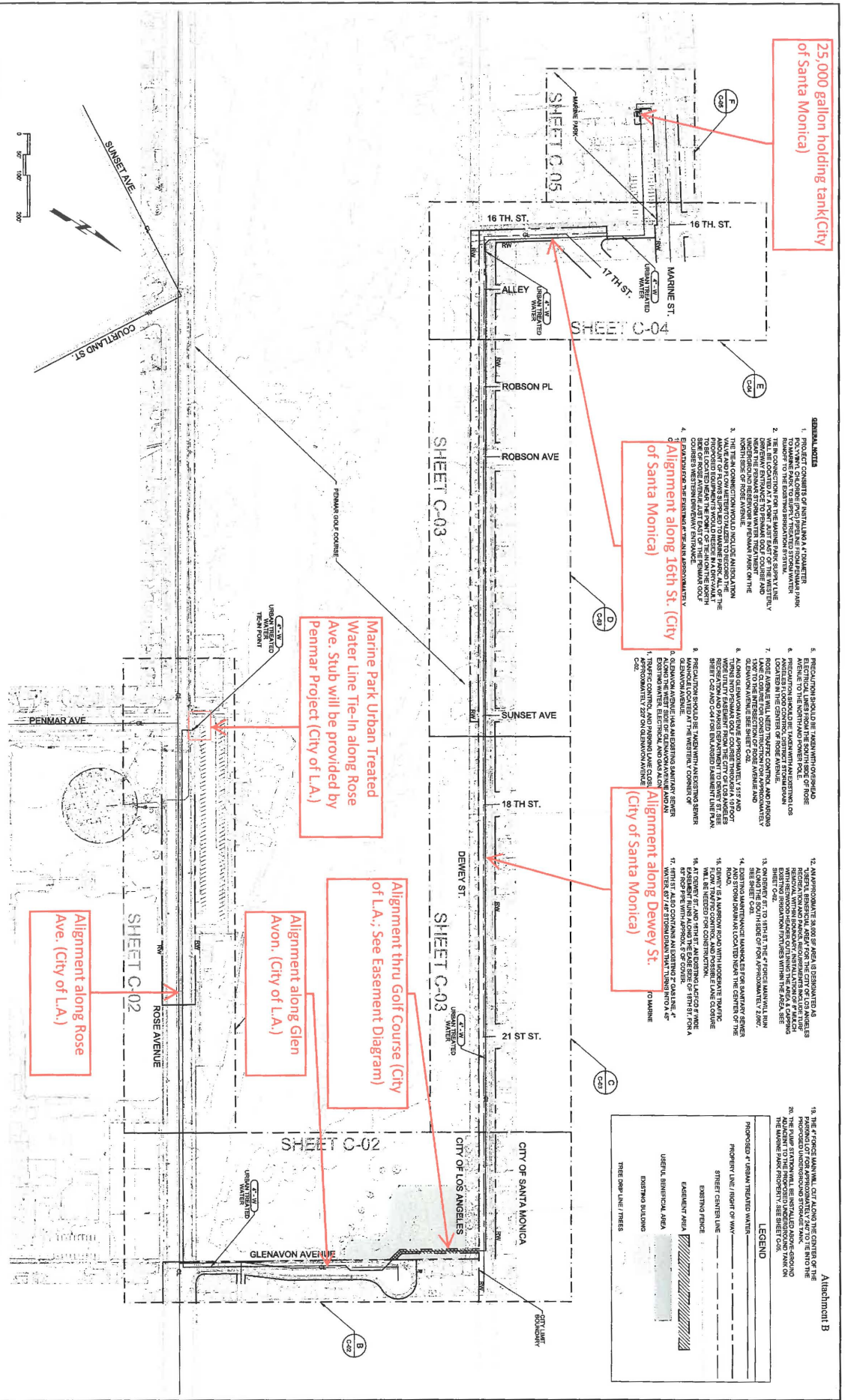


DESIGNED BY	DATE	30
CHECKED BY	DATE	30
APPROVED BY	DATE	30

PROJECT NO.	094400
DATE	04/09/15
SCALE	AS SHOWN
PROJECT NAME	MARINE PARK IRRIGATION RETROFIT PROJECT
CLIENT	CITY OF SANTA MONICA
PROJECT LOCATION	MARINE PARK

CITY OF SANTA MONICA
MARINE PARK IRRIGATION RETROFIT PROJECT
OVERALL SITE PLAN

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PROJECT NAME	MARINE PARK IRRIGATION RETROFIT PROJECT
CLIENT	CITY OF SANTA MONICA
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25,000 gallon holding tank(City of Santa Monica)

Alignment along 16th St. (City of Santa Monica)

Alignment along Dewey St. (City of Santa Monica)

Marine Park Urban Treated Water Line Tie-in along Rose Ave. Stub will be provided by Penmar Project (City of L.A.)

Alignment thru Golf Course (City of L.A.; See Easement Diagram)

Alignment along Glen Avon. (City of L.A.)

Alignment along Rose Ave. (City of L.A.)

LEGEND

- PROPOSED URBAN TREATED WATER
- PROPERTY LINE (RIGHT OF WAY)
- STREET CENTER LINE
- EXISTING FENCE
- EXISTING ALIAS
- URBAN TREATED TREN
- EXISTING BUILDING
- TREE TRUNK LINE / TREES

Attachment B

19. THE CITY OF SANTA MONICA, CALIFORNIA, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF. THE CITY OF SANTA MONICA IS NOT PROVIDING UNDERGROUND STORAGE TANK, ABOVE GROUND STORAGE TANK, OR OTHER STORAGE TANK INFORMATION TO THE PROPOSED UNDERGROUND STORAGE TANK ON THE MARINE PARK PROPERTY. (SEE SHEET C-01)

- GENERAL NOTES**
1. THE CITY OF SANTA MONICA, CALIFORNIA, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF. THE CITY OF SANTA MONICA IS NOT PROVIDING UNDERGROUND STORAGE TANK, ABOVE GROUND STORAGE TANK, OR OTHER STORAGE TANK INFORMATION TO THE PROPOSED UNDERGROUND STORAGE TANK ON THE MARINE PARK PROPERTY. (SEE SHEET C-01)
 2. THE INFORMATION FOR THE MARINE PARK SURVEY LINE, UNDERGROUND STORAGE TANK, AND UNDERGROUND STORAGE TANK INFORMATION ON THE MARINE PARK PROPERTY IS BASED ON THE MARINE PARK SURVEY LINE, UNDERGROUND STORAGE TANK, AND UNDERGROUND STORAGE TANK INFORMATION ON THE MARINE PARK PROPERTY. (SEE SHEET C-01)
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5. PRELIMINARY DESIGN FOR THE PROPOSED UNDERGROUND STORAGE TANK, ABOVE GROUND STORAGE TANK, OR OTHER STORAGE TANK INFORMATION ON THE MARINE PARK PROPERTY IS BASED ON THE MARINE PARK SURVEY LINE, UNDERGROUND STORAGE TANK, AND UNDERGROUND STORAGE TANK INFORMATION ON THE MARINE PARK PROPERTY. (SEE SHEET C-01)
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Run line west thru parking lot at Marine Park. Tie-in to tank and pump station at westerly edge of parking lot. Approx. 260 feet. Tank Size = 25,000 gallons

Run line west on Dewey Street. Approx. 2,400 feet.

Run line north on 16th Street vacated easement. Approx. 400 feet.

Tie-in 6" force line at stub out TEE from Penmar Water Quality Improvement Project. Run line east on Rose Avenue. Approx. 1,200 feet.

Run line north on Glen Avon Avenue. Cut through north east edge of Penmar Golf Course to Dewey Street. Approx. 800 feet.

- City Boundaries
- Utility Grid System
- Parcel
- Orthophoto (4in, Feb 2011)

Marine Park Irrigation Pipe Alignment

