



REPORT OF GENERAL MANAGER

NO. 15-262

DATE December 9, 2015

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PENMAR RECREATION CENTER, PENMAR PARK AND GOLF COURSE – PROPOSITION O PROGRAM – PENMAR PARK WATER QUALITY IMPROVEMENTS PROJECT, PHASE I (W.O. #EW40019F) AND PHASE II (W.O. #EW40028F); GRANT OF EASEMENT AND RIGHT-OF-ENTRY PERMIT

\*R. Barajas SDJ K. Regan \_\_\_\_\_  
H. Fujita \_\_\_\_\_ N. Williams \_\_\_\_\_  
V. Israel \_\_\_\_\_

Mark D. Williams  
General Manager

Approved ✓ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the proposed Department of Public Works, Penmar Park – Water Quality Improvements project, Phase I (W.O. EW40019F) and Phase II (W.O. EW40028F) ;
2. Approve the request of the Department of Public Works, Bureau of Sanitation (BOS) for the easement for the structures and installations (within the park and golf course limits) described in the Summary of this Report;
3. Direct Department of Recreation and Parks' (RAP) staff to work with staff from the Department of Public Works, Bureau of Engineering (BOE), General Services Department (GSD), and City Attorney in the processing of the easement;
4. Direct RAP staff to issue a temporary revocable Right-of-Entry (ROE) Permit to BOE and/or its contractors to allow for the construction of the project, [PL1];
5. Request that the City Council approve a Resolution granting the easement to BOS, and request that BOE and the City Attorney's Office assist in the drafting, processing, and

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-262

execution of all documentation necessary to grant and record the permanent easement to BOS; and,

6. Upon receipt of necessary approvals, authorize the Board Secretary to execute the easement.

SUMMARY:

Penmar Recreation Center is a 12.01-acre park located at 1341 E. Lake Street. 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. Penmar Golf Course is a 52.70 acre nine (9) hole walking golf course located at 1233 E. Rose Avenue, which is across the street from the Recreation Center (Exhibit A).

In November 2004, the citizens of Los Angeles passed a five hundred million dollars (\$500,000,000.00) Clean Water Bond Measure known as "Proposition O". The primary objective of all Proposition O funded projects is to protect public health by cleaning up pollution in the City's watercourses, beaches, and the ocean. Storm water runoff from the 1,468-acre upstream watershed has the potential to contribute oil and grease, suspended solids, metals, gasoline and pathogens to the storm water conveyance system. The goal of the Penmar Park – Water Quality Improvements project (Project) is to minimize the introduction of pollutants that may result in significant impacts to the storm water conveyance system and ultimately the Santa Monica Bay.

The Project is split into two (2) phases. Phase I (Exhibit B) consists of the construction of a storm water diversion structure, a pump station system, a detention reservoir, force mains for flow conveyance, and upgrades to sanitary sewer segments west of the pump station. Phase I intercepts and diverts dry weather flows and storm water runoff from the existing storm drain in Rose Avenue. Diverted flows are conveyed to the pump station constructed in Frederick Street at Rose Avenue. As sewer capacity allows, all or a portion of the flow, including dry weather flow, is diverted directly to the sanitary sewer via a force main from the pump station and ultimately to the Hyperion Treatment Plant. Wet-weather flows are diverted via a second force main to a 2.75-million gallon reservoir that was constructed beneath the Penmar Park baseball fields. Storm water stored in the reservoir is held for seventy-two (72) hours after a storm event passes and then discharged at a metered rate to the sanitary sewer.

Phase II (Exhibit C) consists of the construction of the facilities required for the beneficial use of captured storm water for landscape irrigation at the Penmar Golf Course, Penmar Park and the City of Santa Monica's Marine Park. Phase II includes a treatment system, consisting of a sodium hypochlorite disinfection system and filters, housed in a thirteen feet by thirty-one feet (13'x31') new treatment building to be located on Rose Avenue, near the intersection of Penmar

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-262

Avenue. Pumps and a water mixer will be installed inside the existing buried reservoir. Twelve hundred (1,200) linear feet of treated water piping will be constructed to connect to the existing park and golf course irrigation systems. The potable water system will remain in place as a back-up.

In addition to approval of the Project, the Board is being asked to consider the granting of an easement to the Department of Public Works for the construction, operation and maintenance of the water treatment facilities described herein. BOE staff and/or its contractors will need access to the site during the design and construction phases of the Project, and for the operations and maintenance of the improvements when the Project is completed.

RAP staff recommends the issuance of a temporary revocable ROE permit to BOE to allow for the start of construction of the Project while the easements are processed through City Council. BOE anticipates that this project will begin construction in early 2016, and will last approximately eighteen (18) months. Once the Project is complete, BOE will submit the necessary documents including the legal description and Right-of-Way map based on the as-constructed data to request a Grant of Right from RAP. It is understood that the park improvements constructed as part of this project act as full compensation for the easement associated with the storm water facilities at the site. The improvements and benefits offered to the park and their associated financial values are as follows:

1. New Landscaping: Two Hundred Eleven Thousand, One Hundred Fifty-Five Dollars (\$211,155)
  - a. New irrigation system;
  - b. Plant new sod (Approximately 16,300 square feet);
  - c. Plant ten (10) trees (24-inch box);
  - d. Deliver seven (7) trees (24-inch box) to RAP, West Region yard;
  - e. Remove of three (3) existing trees;
  - f. Trim four (4) existing trees.
2. Remove and replace on-grade broken and uneven concrete work at different locations at Penmar Park: Twenty-Two Thousand, One Hundred Dollars (\$22,100)
3. Remove an old existing restroom facility that does not comply with the Americans with Disabilities Act (ADA), adjacent to the baseball fields at Penmar Park, and replace it with a new ADA-compliant restroom facility (Exhibit B): Three Hundred Thousand Dollars (\$300,000)

REPORT OF GENERAL MANAGER

PG. 4 NO. 15-262

4. Use of treated storm water for irrigation at Penmar Park and Golf Course could offset up to one hundred seven thousand (107,000) gallons of potable water per day for an estimated savings per year of One Hundred Ninety-Four Thousand Dollars (\$194,000).

The total value of the improvements and benefits to the park site amounts to Seven Hundred Twenty-Seven Thousand, Two Hundred Fifty-five Dollars (\$727,255). In contrast, the value of the cost of granting a permanent easement (permanent property rights) related to the water treatment facilities at the site amounts to Ninety-three Thousand, Five Hundred Forty-seven Dollars (\$93,547) (Exhibit D). As such, the value of the improvements and benefits far exceeds the value of the cost of granting the permanent and temporary construction easements by Six Hundred Thirty-Three Thousand, Seven Hundred Eight Dollars (\$633,708).

BOS will maintain the storm water collection and treatment system elements of the Project, while RAP will continue with routine maintenance of the restroom building, plants, lawn and irrigation system. The requested easement to BOS will allow for all access, maintenance and repair work related to the storm water elements of the Project. BOS will incur the cost of maintaining the portions under their responsibility.

TREES AND SHADE:

Three (3) existing trees will be removed due to this proposed project; however, seventeen (17) new trees will be planted for park improvement. This will increase the number of trees and provide additional shade to golfers at Penmar Golf Course.

RESIDENTS SERVED IN THE NEIGHBORHOOD:

Three thousand four hundred sixty-nine (3,469) residents are currently served in the neighborhood of the Penmar Recreation Center, Penmar Park and Golf Course. (Exhibit E)

ENVIRONMENTAL IMPACT STATEMENT:

The Project's compliance with the California Environmental Quality Act (CEQA) has been completed. The Initial Study/Mitigated Negative Declaration (IS/MND), which finds that the Project will not have significant environmental impact, was adopted by the City Council on August 5, 2009. A Notice of Determination (NOD) was filed with the Los Angeles County Clerk on August 7, 2009. A re-evaluation of the IS/MND was prepared on June 13, 2013, and is available in the Project file. No additional CEQA documentation is required.

REPORT OF GENERAL MANAGER

PG. 5

NO. 15-262

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the RAP's General Fund associated with this action. BOE and BOS will bear all costs associated with this action.

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

Penmar Water Quality Improvement Project  
Aerial Map



● = Rose Avenue

● ● = Federick Street

Exhibit A

**Penmar Water Quality Improvement Project**



**Phase I Tank Under Construction**



**Phase I Baseball Field Restoration**



**Phase II New ADA Restroom Building**



**Existing Penmar Park Restroom Building**



**Exhibit B**

Attachment C

- City Boundaries
- Utility Grid System
- Parcel

Orthophoto (4in, Feb 2011)



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

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

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

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 16th Street vacated easement Approx. 400 feet.

Marine Park Irrigation Pipe Alignment





## Attachment D

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### Fair Market Value Conclusions

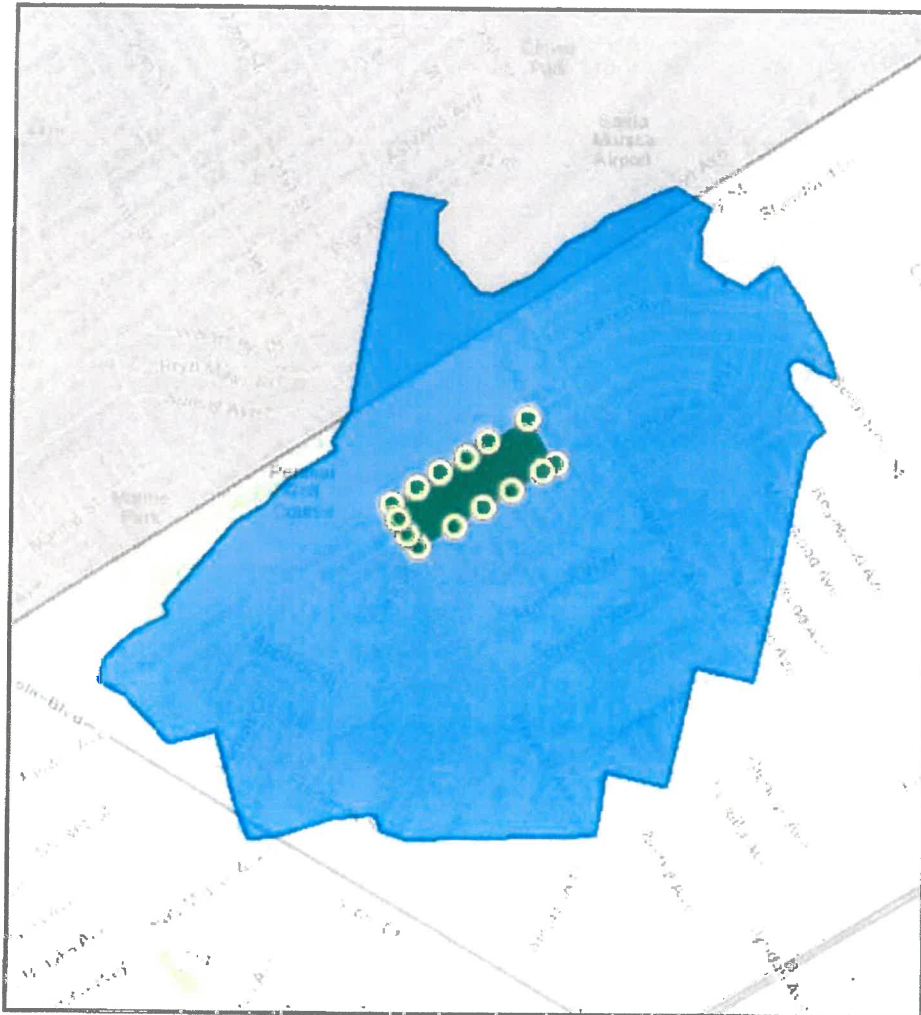
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	Valuation Opinions	Value of Property Rights to be Acquired
<b>Permanent Property Rights</b>		
Value of the Larger Parcel as a Whole (Land)	\$4,884,950	
Value of BOS Exclusive Use Permanent Easement - Land	\$17,439	
Value of BOS/RAP Shared Use Permanent Easement - Land	\$33,045	
Subtotal Value of Permanent Easements - Land	\$50,484	\$50,484
Value of BOS Exclusive Use Permanent Easement - Site Improvements		\$39,803
Value of the Remainder as Part of the Whole (Land)	\$4,834,466	
Value of the Remainder After the Taking (Land)	\$4,834,466	
Severance Damages	\$0	
Less Project Benefits	\$0	
Net Severance Damages		\$0
Fair Market Value of Permanent Property Rights Taken		\$90,287
<b>Temporary Property Rights</b>		
Rights-of Entry - Twelve-Month Duration	\$3,012	
Rights-of Entry - One-Month Duration	\$248	
Subtotal Rights-of-Entry		\$3,260
<b>Total Fair Market Value of Takings and Severance Damages</b>		<b>\$93,547</b>
<b>Rounded</b>		<b>\$94,000</b>

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# Park Analysis Report



## Scenario Information

Scenario Name:

PENMAR RECREATION CENTER

Description:

Scenario Type:

Existing Park Upgrade

Penmar Recreation Center

Park Class:

Neighborhood

Baseline Dataset\*:

RAP Parks Only

*\*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.*

## Population and Age Breakdown

## Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	3,469	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,400	0

Residents Served by Age		
Under Age 5:	186	0
Age 5 to 9:	191	0
Age 10 to 14:	134	0
Age 15 to 17:	102	0
Age 18 to 64:	2,302	0
Age 65 and Over:	554	0

Households Served by Annual Income		
Under \$25,000:	176	0
\$25,000 to \$34,999:	109	0
\$35,000 to \$49,999:	169	0
\$50,000 to \$74,999:	182	0
\$75,000 and Over:	764	0

Source: Census/ACS 2010