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)
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:

<table>
<thead>
<tr>
<th>Description</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Turf removal within the easement area surrounding the proposed alignment</td>
<td>$38,000.00</td>
</tr>
<tr>
<td>Installation of a six inch (6&quot;) mulch within area of improvement in order</td>
<td>$56,300.00</td>
</tr>
<tr>
<td>to provide future savings on water costs</td>
<td></td>
</tr>
<tr>
<td>Redwood headers</td>
<td>$5,000.00</td>
</tr>
<tr>
<td>Retrofit the existing irrigation fixtures within the area of improvement--</td>
<td></td>
</tr>
<tr>
<td>Purchase and installation of sixteen (16) trees (36&quot; or 48&quot; box size)</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Estimated total:</td>
<td>$124,300.00</td>
</tr>
</tbody>
</table>

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 estimated value of the proposed improvement is estimated at One-Hundred and Twenty-Four Thousand, Three Hundred
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.
Figure No. 01
PROPOSED EASEMENT FOR PROPOSED PIPELINE ALIGNMENT THROUGH MARINE PARK COURSE RETROFIT PROJECT

PROPERTY LINE
FENCE LINE

PENMAR GOLF COURSE
MARINE PARK

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 AREA OF IMPROVEMENT.

CITY LIMIT "B" BOUNDARY
URBAN TREATED WATER LINE
SEWER LINE
STORM WATER LINE
GAS LINE
ELECTRICAL LINE

USEFUL BENEFICIAL AREA OF IMPROVEMENT
CAP EASEMENT WITHIN AREA OF IMPROVEMENT.
25,000 gallon holding tank (City of Santa Monica)

PUBLIC WORKS DEPARTMENT
14374 North Street, Suite 10A, Santa Monica, CA 90401

FILENAME: 9742A10_C01.dgn