

APPROVED  
08-10-2016

BOARD OF RECREATION  
& PARK COMMISSIONERS

**BOARD REPORT**

NO. 16-172

DATE August 10, 2016

C.D. 11

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: PENMAR GOLF COURSE - FINAL APPROVAL OF PROPOSED WATER PIPELINE INSTALLATION PROJECT; GRANTING AN EASEMENT FOR THE PROPOSED PIPELINE, ISSUANCE OF A RIGHT OF ENTRY; AND REPLACEMENT PARK IMPROVEMENTS; AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(14), CLASS 3(5), CLASS 4(3), AND CLASS 5(30) OF THE CITY CEQA GUIDELINES

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

  
\_\_\_\_\_  
General Manager

Approved ✓ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Approve the proposed City of Santa Monica's (CSM) project for the installation of a water pipeline through Penmar Golf Course (Pipeline) and associated park improvements;
2. Direct Department of Recreation and Parks (RAP) staff to work with staff from CSM, and the City Attorney's Office in the processing of the easement;
3. Direct RAP staff to issue a temporary revocable Right-of-Entry (ROE) Permit to CSM and/or its contractors to allow for the construction of the projects,;
4. Request that the City Council approve a Resolution granting the easement to CSM, and request that CSM and the City Attorney's Office assist in the drafting, processing, and execution of all documentation necessary to granting and, finally, recording the above easement to CSM,
5. Upon receipt of necessary approvals, authorize the Board Secretary to execute the above easement;
6. Find that the proposed project is categorically exempt from CEQA; and,

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7. Direct the Chief Financial Officer to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 in order to file a Notice of Exemption with the County within five working days of project approval.

### SUMMARY

On December 9, 2015, the City of Santa Monica (CSM), Public Works Department, Civil Engineering Division (CED) was granted conceptual approval by the Board of Recreation and Park Commissioners (Board) for the installation of a pipeline through the northeast corner of the RAP's Penmar Golf Course (PGC), to connect to CSM's Marine Park in order to supply treated water to CSM's park for irrigation purposes (Report No. 15-261). The installation of the Pipeline is part of the CSM's Marine Park Irrigation Retrofit Project. Besides granting the conceptual approval of the Pipeline Installation, the Board also conceptually approved granting an easement to CSM for the placement of the proposed Pipeline. CSM, CED agreed to provide park improvements in the estimated amount of One Hundred Twenty-Four Thousand, Three Hundred Dollars (\$124,300.00) to the area of the proposed Pipeline easement. RAP will issue a temporary revocable Right of Entry permit to CSM to complete the installation of the Pipeline and the scope of beneficial improvement at the proposed easement area.

CSM, CED is requesting the Board's final approval of the proposed pipeline installation. The Useful Beneficial Area Plan and scope of work (Final Plan) are attached herein as Exhibit A. The area of the Final Plan is approximately thirty-eight thousand (38,000) square feet (sf), as originally proposed for the conceptual approval. However, since there was an increased cost estimated by the on-call contractor of CED's Public Landscape Division for the turf improvements at the golf course, the estimated cost agreed by CSM, CED to provide park improvements in the area of the proposed Pipeline easement has been increased from the estimated amount of One Hundred Twenty-Four Thousand, Three Hundred Dollars (\$124,300.00) to One Hundred Thirty-Four Thousand, Seven Hundred Dollars (\$134,700.00) (Exhibit B). The tree species have also been changed (as specified by RAP), and the initial cost estimated to purchase and to install sixteen (16) trees (based on different species) were adjusted from the initially proposed Twenty-Five Thousand Dollars (\$25,000.00) to Eighteen Thousand, Four Hundred Dollars (\$18,400.00).

On April 25, 2016, CSM staff presented all the work to be performed at PGC at a Community Meeting held at Penmar Park. CSM will provide controls and signage for pedestrians during construction. Furthermore, in the area where trenching, inspecting, and backfilling occur, a maximum of a one-day closure will take place. Such closure will be removed once the infected area is inspected and backfilled.

### TREES AND SHADE

The final 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.

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ENVIRONMENTAL IMPACT STATEMENT

The proposed project will include the granting of easement and a temporary right of entry permit for the installation of water pipeline and landscaping improvements involving an existing developed recreational facility. Therefore, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(14), Class 3(5), Class 4(3), and Class 5(30) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT

The approval of this Project will not have an impact on 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.

LIST OF EXHIBITS

- 1) Exhibit A - Useful Beneficial Area Plan and Scope of Work
- 2) Exhibit B – Penmar Golf Course Improvements (Cost Estimate)

# Exhibit A

## GENERAL NOTES

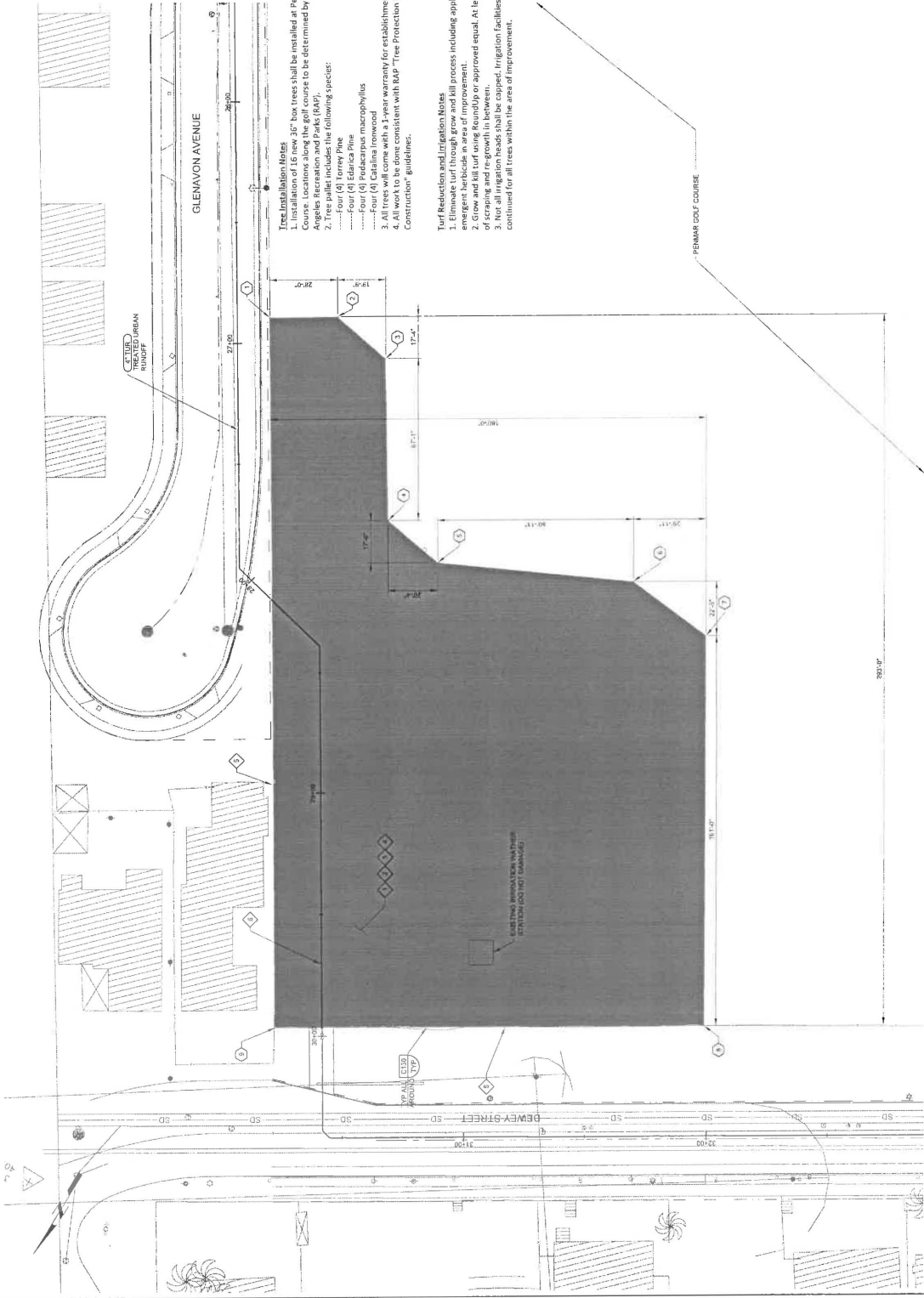
- USEFUL BENEFICIAL AREA IS APPROX. 35,000 SQ FT.
- INSTALL 16" MFC WITHIN THE AREA OF IMPROVEMENT.
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## KEY NOTES

- USEFUL BENEFICIAL AREA IS APPROX. 35,000 SQ FT.
- REMOVE AND DISPOSE OF TURF AND TOP SOIL (6" DOWN) IN SHADY AREA.
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## USEFUL BENEFICIAL AREA

NO.	NORTHING	EASTING
1	3282.1	3065.7
2	3282.7	3034.5
3	3233.8	3038.8
4	3172.2	3056.1
5	3170.7	3030.0
6	3077.8	3092.8
7	3068.8	3065.0
8	4752.2	3292.4
9	3144.8	3286.4



### Tree Installation Notes

- Installation of 16 new 36" box trees shall be installed at Penmar Golf Course. Locations along the golf course to be determined by City of Los Angeles Recreation and Parks (RAP).
- Tree pallet includes the following species:  
 -----Four (4) Eucalyptus  
 -----Four (4) Podocarpus macrophyllus  
 -----Four (4) Catalina Ironwood
- All trees will come with a 1-year warranty for establishment.
- All work to be done consistent with RAP "Tree Protection During Construction" guidelines.

### Turf Reduction and Irrigation Notes

- Eliminate turf through grow and kill process including application of pre-emergent herbicide in area of improvement.
- Grow and kill process to be completed by end of project.
- Not all irrigation heads shall be capped. Irrigation facilities must be continued for all trees within the area of improvement.

**F PLAN**  
FILE 574245, C100

Professional Engineer  
 No. 44975  
 State of California  
 Civil Engineering

Professional Engineer  
 No. 44975  
 State of California  
 Civil Engineering

Professional Engineer  
 No. 44975  
 State of California  
 Civil Engineering

City of Santa Monica  
 Marine Park Irrigation Retrofit Project  
 CIVIL  
 USEFUL BENEFICIAL AREA PLAN  
 C-07

City of Santa Monica  
 PUBLIC WORKS DEPARTMENT  
 1437 4TH STREET, SUITE 300, SANTA MONICA, CA 90401  
 TEL: (310) 458-8921 FAX: (310) 393-4425

carollo

PROJECT NO. 574245  
 SHEET NO. C-07  
 DATE: 11/15/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

City of Santa Monica  
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SP2242 Penmar Golf Course Improvements (Cost Estimate)

Date : 05/17/2016

**A. Turf Improvements (near easement area)**

01	Turf Removal	SF	38,000	\$	1.50	\$	57,000.00
02	6" Mulch addition	CY	705	\$	60.00	\$	42,300.00
03	Redwood headers (2" x 6")	LF	1,000	\$	5.00	\$	5,000.00
04	Cap Irrigation	LS	1	\$	2,000.00	\$	2,000.00
					Subtotal A	\$	106,300.00

**B. New Trees (on Golf Course along Dewey Street)**

05	36" Box Torrey Pine (includes material and installation complete)	EA	4	\$	1,150.00	\$	4,600.00
06	36" Box Edicga Pine (includes material and installation complete)	EA	4	\$	1,150.00	\$	4,600.00
07	36" Box Podocarpus macrophyllus (includes material and installation complete)	EA	4	\$	1,150.00	\$	4,600.00
08	36" Box Catalina Ironwood (includes material and installation complete)	EA	4	\$	1,150.00	\$	4,600.00
					Subtotal B (66" box)	\$	18,400.00

**C. Allowances (Fencing and Irrigation)**

08	Remove and Replace Existing Fencing	LS	1	\$	5,000.00	\$	5,000.00
09	Remove and Replace Existing Irrigation	LS	1	\$	5,000.00	\$	5,000.00
					Subtotal C	\$	10,000.00

Total (w/ 36" box) \$ 134,700.00

Notes

Tree = \$800 (36" box)

Labor = 2 laborer @ \$40 x 2 hr each = \$160  
Foreman = \$70/hr x 2 hr = \$140  
Hauling = \$50