



REPORT OF GENERAL MANAGER

NO. 16-005

DATE January 06, 2016

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TEMESCAL CANYON PARK – DEPARTMENT OF PUBLIC WORKS, STORMWATER BEST MANAGEMENT PRACTICES PROJECT, PHASE I (W.O. #EW40017A) AND PHASE II (W.O. #EW40029D); GRANT OF EASEMENT AND RIGHT-OF-ENTRY PERMIT

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

Ramon Barajas for
General Manager

Approved Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the proposed Temescal Canyon Park – Department of Public Works, Stormwater Best Management Practices Project (Project), Phase I (W.O. #EW40017A) and Phase II (W.O. #. EW40029D);
2. Approve the request of the Department of Public Works, Bureau of Engineering (BOE) for easements for the construction, operation, and maintenance of a stormwater treatment facilities (within the Park limits) described herein in the Summary of this Report;
3. Direct Department of Recreation and Parks (RAP) staff to work with staff from BOE, General Services Department (GSD), and City Attorney (CA) in the processing of the easements;
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 projects, subject to approval by RAP staff;
5. Request that the City Council approve a Resolution granting easements to BOE and request that BOE and the City Attorney’s office assist in the drafting, processing, and

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execution of all documentation necessary to granting and, finally, recording the above easements to BOE; and,

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

SUMMARY:

Temescal Canyon Park is a 37.59 acre park located at 15900 West Pacific Coast Highway (Exhibit A). It is an unstaffed park that contains a children's play area, picnic tables, restrooms, and a native garden.

Surface runoff from approximately 1,600 acres surrounding the park drains into the Temescal Canyon Storm Drain and ultimately to the Santa Monica Bay via an outlet located in the surf zone at Will Rogers State Beach. This runoff has the potential of introducing pollutants (bacteria, oil and grease, suspended solids, metals, and other pollutants) to the stormwater conveyance system and ultimately to the receiving waters.

In order to mitigate the impacts to the Santa Monica Bay, BOE proposes to construct a filtration system within Temescal Canyon Park. This Project has been divided into two (2) phases:

The function of Phase I of the Project would be to intercept and divert dry-weather and wet-weather stormwater flow from the Temescal Canyon Storm Drain. Diverted flows would be conveyed to a hydrodynamic separator (for pre-treatment) and an underground storage tank located within Temescal Canyon Park. Runoff overflow would be discharged into the sanitary sewer system via the existing (upgraded) low-flow diversion, located near the intersection of Temescal Canyon Road and Pacific Coast Highway.

Phase I of the Project consists of the construction of a stormwater diversion structure, hydrodynamic separator, various pipelines (such as dry-weather runoff return pipeline and overflow pipeline), underground detention tank, electrical enclosures (underground and above ground electrical boxes, telephone ducts and a vault), locked hatches, an at-grade outlet, discharge pumps, a discharge force main, and rehabilitation of an existing force main (outside the park). The Phase I scope also includes park related improvements that consist of the demolition of the existing on-site old restroom that will be replaced with a new sixteen foot by twenty-five foot (16' x 25') restroom building, installment of a new park sign and landscaping, replacement of old playground equipment with new playground equipment, and the beautification of Pumping Station No. 634 at the corner of Temescal Canyon Road and Pacific Coast Highway (Exhibit B).

Phase II of the Project would implement on-site stormwater disinfection and beneficial reuse of retained water in the detention tank for irrigation of the Temescal Canyon Park. Phase II scope includes the installation of submersible booster pump inside the existing detention tank, a thirty-one foot by thirteen foot (31' x 13') treatment building with a 490 gallon double-contained tank for the treatment agent (12.5% sodium hypochlorite solution), a self-cleaning micron filter and a

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2530 Lineal Feet (LF) treated stormwater distribution line to the existing irrigation system. The scope of park related improvements also includes the replacement of 2,800 LF of site irrigation main pipeline (Exhibit B).

The Project (Phase I and Phase II) is being constructed to improve water quality in the Santa Monica Bay by promoting water conservation and reducing impact on the Hyperion Treatment Plant.

In addition to the Project approval, 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. The Department of Public Works, Bureau of Sanitation (BOS) staff, and/or its contractors will need access for the operations and maintenance of the improvements when completed.

RAP staff recommends the issuance of a temporary revocable ROE permit to BOE to allow construction to get under way while the easements are being processed through City Council.

The ROE Permit needs to be secured prior to the project going to Bid and Award, which will be scheduled in January 2016. BOE anticipates that construction for this Project will conclude by 2017. 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 at no additional cost to Proposition O. It is understood that the park improvements constructed as part of this Project act as compensation for the easement associated with the stormwater facilities at the site. The list of improvements made and benefits offered to the park are as follows:

1. Remove old existing restroom facility which does not comply with Americans with Disabilities Act (ADA). Construct a new ADA-compliant restroom facility:
Two Hundred Fifty-Seven Thousand, Four Hundred Dollars (\$257,400)
2. Replace approximately 2,800 Linear Feet of existing on-site irrigation main pipeline with a new main pipeline, including laterals, control valves and valve boxes, as necessary:
Two Hundred Forty-Eight Thousand, Seven Hundred Thirty-One Dollars (\$248,731)
3. Remove existing children playground and equipment and replace with 1,977 square foot area of Universally Accessible playground and equipment:
Two Hundred Two Thousand Eight Hundred Dollars (\$202,800)
4. Create a curb cut for vehicular access to the site:
Seventy-Eight Thousand Dollars (\$78,000)

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5. Install a net of eighty (80) additional trees on site [forty-five (45) trees in Phase I and thirty-five trees (35) in Phase II]:
Forty-Nine Thousand Two Hundred Forty-Four Dollars (\$49,244)
6. Allow the use of treated stormwater for park irrigation:
One Hundred Ninety-One Thousand Five Hundred Fifty Dollars (\$191,550) annually
7. Renovate and resurface existing on-site vehicular pathways (within project construction limits) with decomposed granite:
Seven Thousand Seven Hundred Fifty-Eight Dollars (\$7,758)

The total value of the improvements and benefits to the park site amounts to One Million Thirty-Five Thousand, Four Hundred Eighty-Three Dollars (\$1,035,483). In contrast, the value of the cost of granting the permanent easements (permanent property rights) and temporary construction easements (temporary property rights) related to the water treatment facilities at the site amounts to Seventeen Thousand, Four Hundred Dollars (\$17,400). As such, the value of the improvements and benefits exceed the value of the cost of granting the permanent and temporary construction easements by One Million, Eighteen Thousand, Eighty-Three Dollars (\$1,018,083).

It is understood that the BOS will maintain the constructed elements of the entire Project with the exception of the elements considered part of RAP routine maintenance such as plants, lawn and the irrigation system. The easement will allow for all maintenance work related to the project. BOS will incur the cost of maintaining the portions under their responsibility.

NUMBER OF PEOPLE SERVED:

Temescal Canyon Park serves an estimated 1,578 residents who live within a one-mile walking distance of the park (Exhibit C).

TREE AND SHADE:

Twenty (20) trees will be removed and eighty (80) trees will be planted at Temescal Canyon Park. Additional shade will be provided with the increase in the total number of trees at the park site.

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 City Council on March 19, 2010. A Notice of Determination (NOD) was filed with the Los Angeles County Clerk on March 22, 2010. A re-evaluation of the IS/MND was prepared on June 13, 2013 and no additional CEQA documentation is required.

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BOE obtained the IS/MND and Local and State Coastal approvals as part of the environmental approvals.

FISCAL IMPACT STATEMENT:

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

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