

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 07/11/05		Item Number: <u>A-8</u>	
AGENDA ITEM: Consideration of Improvements to Reacquired Areas of Culver City Park for Parking and Storage Purposes.			
Contact Person/Dept.: Marty Nicholson, Recreation Manager; Heather Iker, Deputy City Attorney; Mate Gaspar, Deputy Director Public Works		Phone Number: (310) 253-6662 (310) 253-5660 (310) 253-5602	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Parks and Recreation Commission (7/7/05), Master Notification List (7/6/05)			
Department Approval: William LaPointe, PRCS Director 6/30/05; Charles Herbertson, Public Works 6/26/05 (draft rpt); Carol Schwab, City Attorney 6/30/05		CAO Approval: Muriel Clark for Jerry Fulwood 7/6/05	
Interim City Controller Approval: Marlee Chang 7/6/05			
<u>RECOMMENDATION:</u> That the City Council approve the recommendations of the Parks and Recreation Commission for improvements to reacquired areas of Culver City Park for parking and storage purposes. <u>BACKGROUND:</u> Culver City Park has been the site of oil operations for many years which has resulted in certain areas of Culver City Park being inaccessible to the public because of oil rigs, tanks and storage facilities. The City Attorney's Office has worked diligently over the past several years to recapture areas of parkland made unusable due to these operations, including pursuing litigation against the former oil well operator. As a result of these efforts, an agreement was reached with the current operator to remove several oil rigs, tanks, piping and related equipment from Culver City Park, which has allowed the City to reacquire valuable land for public and City uses. <u>DISCUSSION:</u> On May 6, 2005 the City entered into an agreement with the current oil well operator, Plains Exploration and Production Company ("PXP") to cease oil well operations and remove several oil rigs, tanks, piping and related equipment in certain areas of			

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Culver City Park. The agreement requires certain deadlines for PXP to complete this work, including the soil remediation of the abandoned areas. It is anticipated that much of the work will be done by early August 2005 with additional work to be completed by early November 2005. As a result, more land will become available for additional park improvements.

During this process and pursuant to the terms of the agreement, the City must provide PXP with direction on certain elements of the park improvements. Due to the deadlines imposed upon PXP for it to complete its work, it is important that the City make a determination as to the uses for these reacquired areas in a timely manner.

The Parks and Recreation Commission considered these issues at its June 14, 2005 meeting (Attachment 1). The Commission unanimously approved the park improvements as listed below. Attachment 2 is a copy of the minutes of that meeting.

CULVER CITY PARK IMPROVEMENTS

Below is a list of site improvement recommendations for use of the reacquired areas of Culver City Park. Attachment 3 is a map of the specified areas designated below.

A. TANK FARM LOCATION (Lower Tank Farm Area)

1. Keep the existing small storage shed to be used as a storage facility for the Parks Division.
2. City to fence in a small portion of the southwest portion of the existing tank farm (near the small storage shed) as a Park Division maintenance storage area.
3. City to screen the fenced area for Park Division maintenance storage area.
4. City to relocate park storage items from the Babe Ruth field to the small storage shed, eliminating the unaesthetic appearance of this area of the baseball field. (Relocation of the park storage items will provide space to relocate the Babe Ruth batting cage.)
5. PXP to pave the entire lower tank farm area and use that portion not occupied by the small storage shed and maintenance area for parking (PXP to possibly stripe this area).
6. City (or possibly PXP) to remove fence between the lower tank farm area and the park (near basketball court) to allow easy access to new parking lot.

B. LARGE SHED AREA (Upper Tank Farm Area)

1. Due to configuration of the park site in the upper tank farm area and issues with public access, PRCS and Public Works staff are recommending using the site as a temporary Public Works storage area until further review of the uses for this area is possible.

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2. PXP to remove large storage shed. (Due to a time deadline imposed on the City pursuant to the terms of its agreement with PXP, this action has already been taken.)
3. Keep fencing around the area.
4. Keep existing vegetation surrounding area (PXP to possibly trim back vegetation).

C. BLOCK #27, SMITH #6 AND NATURE TRAIL

1. PXP to pave any abandoned area around site near Block #27.
2. City (or possibly PXP) to relocate Fulcrum Storage Shed from the parking area to the location next to Nature Trail entrance by Block #27.
3. PXP to extend paving at Smith #6 to increase existing parking lot.

D. BLOCK 24 & BATTING CAGE

1. PXP to pave area
2. City (or possibly PXP) to stripe parking spaces.

FISCAL ANALYSIS:

Approval of the above-described park improvements may have some fiscal impact depending on the staff's ability to negotiate the cost of certain issues (i.e. staircase additional fencing and screening materials, striping of parking lot, etc.). Costs for striping the parking lot would be determined once paving has been completed. If any park improvements require additional City funds, staff will bring the item back to City Council for further consideration.

ATTACHMENTS:

1. June 14, 2005 Parks and Recreation Commission Report
2. June 14, 2005 Parks and Recreation Commission Minutes
3. Map of Culver City Park Improvement Areas

MOTION:

That the City Council:

1. Approve the above-described park improvements as recommended by the Parks and Recreation Commission; and/or
2. Provide staff with further direction.