

MEETING DATE 07/11/05

AGENDA ITEM Consideration of Improvements to Reacquired Areas of Culver
City Park for Parking and Storage Purposes

ATTACHMENTS

Pages

- | | | |
|---|--|-----|
| 1 | June 14 2005 Parks and Recreation Commission Report | 1-5 |
| 2 | June 14 2005 Parks and Recreation Commission Minutes | 8-9 |
| 3 | Map of Culver City Park Improvements | 10 |

Culver CITY

ATTACHMENT 1

INTEROFFICE MEMORANDUM

DATE June 14 2005
TO CHAIR SHAPIRO AND MEMBERS OF THE PARKS AND RECREATION COMMISSION
FROM Marty Nicholson, Recreation Manager
THROUGH Bill LaPointe PRCS Director
SUBJECT Consideration of Park Improvements in Culver City Park to Include Removal/Remediation of Oil Equipment and Site Uses, and Reconsideration of Location for Permanent Skatepark Within the Site

RECOMMENDATION

Staff recommends that the Parks and Recreation Commission review and approve the recommendations regarding park improvements for Culver City Park

BACKGROUND

Culver City Park has been the site of oil operations for many years. As a result certain areas of Culver City Park were inaccessible to the public because of oil rigs, tanks and storage facilities. The City Attorney's staff has worked diligently to mitigate the effects of oil operations at Culver City Park and regain some of the parkland made unusable due to oil operations. As a result of those efforts Culver City Park has seen oil pumps removed from the front of the park freeing up valuable grass area. In addition, a one acre parcel used as an oil tank storage facility was reclaimed and dedicated for the Culver City Dog Park.

DISCUSSION

On May 6, 2005 the City entered into an Access and Remediation Agreement (Agreement) with Plains Exploration and Production Company (PXP) to remove oil equipment and operations on certain areas of Culver City Park and provide for remediation of those abandoned areas. The agreement requires a 90 day turn around time for PXP to abandon oil operations, remove equipment and remediate the areas. Therefore, no later than August 6, 2005 much of the oil operation sites in Culver City Park will be removed. As a result, more land will become available for additional park improvements.

The Agreement requires the City to provide PXP with direction on certain elements of the park improvements. Due to the extremely short turn around time, the park improvements need to be determined quickly and instructions given to PXP so they may comply with the Agreement deadlines. This item is

before the Commission as an urgent issue. Staff is requesting that the Parks and Recreation Commission review and approve the recommendations in this report and direct staff to agendaize for City Council consideration.

SECTION 1

Section 1 provides recommendations regarding the removal of oil equipment and remediation of the site after the equipment has been removed. Attachment A provides a map of the areas designated below.

A TANK FARM LOCATION

- 1 Keep the existing small storage shed to be used as a storage facility for the Parks Division
- 2 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 Screen the fenced area for Park Division maintenance storage area
- 4 Relocate park storage items from the Babe Ruth field to the small storage shed eliminating the eyesore by the baseball field. Relocation of the park storage items will provide space to relocate Babe Ruth batting cage
- 5 Remove fence between the existing tank farm and the park (near basketball court) to allow easy access to new parking lot

B LARGE SHED AREA

- 1 Due to configuration of the park site in the Large Shed Area and issues with public access staff is recommending using the site as a temporary Public Works storage facility until further review of the uses of this area is possible
- 2 Remove large storage shed
- 3 Keep fencing around the area
- 4 Keep existing vegetation surrounding area

C BLOCK #27, SMITH #6 AND NATURE TRAIL

- 1 Pave area around abandoned site near Block #27
- 2 Relocate Fulcrum Storage Shed from the parking area to the location next to Nature Trail entrance by Block #27
- 3 Extend paving at Smith #6 to increase existing parking lot

D BLOCK 24 & BATTING CAGE

- 1 Pave area
- 2 Stripe parking spaces

SECTION 2

Section 2 provides information regarding use of the northern section of the Tank Farm. There are two suggested uses for the northern section of the Tank Farm which include (A) a parking lot to better serve this area of the park or (B) a possible venue to relocate the permanent skateboard park project.

A Parking Lot

The northern section of the Tank Farm adjoins the basketball court and picnic area of Culver City Park. This area currently only affords on street parking and does not have any existing parking lot to serve the area. The picnic area is below the street and to access the park guests must walk down an incline making accessibility extremely difficult for people with disabilities. Since the northern section of the Tank Farm is on the same level as the picnic area, a parking lot in this area would make that area of the park extremely accessible to patrons with disabilities.

B Skateboard Project

Since the writing and awarding of the Land and Water Conservation Fund grant and since the remediation of some locations within the park began, the suggestion of possibly relocating the permanent skatepark (to be constructed) noted in the has been raised. This is an opportunity for the Parks, Recreation and Community Services Commission to review the future location of the skatepark in Culver City Park.

However, relocating the grant-funded permanent skateboard park project brings up several issues that must be considered. These include grant proposal requirements, remediation issues, security issues, safety concerns and accessibility.

Grant Proposal Requirements

In May 2003 staff applied for a Land and Water Conservation Grant to fund a permanent skateboard park in Culver City Park. The grant application was approved and the City entered into a contract agreement with the State Department of Parks and Recreation (State) to build a skateboard park in Culver City Park at the Duquesne Blvd entrance to the park in November 2003. Attachment A provides the site pictures for the location of the park provided to the State.

The Land and Water Conservation Grant requires that the application provide the State with documentation of California Environmental Quality Act (CEQA) compliance as part of a completed grant application. Attachment B provides a copy of that requirement. The Culver City Skateboard Park application provided the necessary documents using the entrance to the park as the location filed with the Los Angeles County Clerk. Attachment C provides a copy of that filing.

Since the Land and Water Conservation Grant is a competitive process and applications are rated based upon submittals at the time of the grant deadline significant changes to the grant after it has been awarded may pose significant problems with eligibility. In essence the grant application was awarded based upon the project presented at the time of the application.

Remediation Issues

To date all Land and Water Conservation grants require that CEQA requirements have been met for this project.

As part of the PXP agreement, page 11, Section 4.3 PXP is only required to grade, compact and pave the tank farm. Attachment C. Therefore any disturbance of the underlying soil, as in the case of excavation to install a skateboard park, would result in the need to complete additional remediation and assessment that has not been identified as the responsibility of PXP and would require the City to identify funding. This could create an extremely long delay in the skateboard project and an increase in costs.

Security Issues

The Culver City Police Department was contacted regarding the relocation of the skateboard project to the Tank Farm area and concluded the Tank Farm is not visible from Jefferson and is much more difficult for police to supervise. Therefore the Police Department is recommending against any relocation of the skateboard project to the Tank Farm.

Safety Issues and Accessibility

The Tank Farm lies adjacent to a side street which carries traffic from the top of Culver City Park to Jefferson Blvd. Due to the steep incline of the street vehicles exiting the park tend to pick up significant speed on their way out of the park. A skateboard park located at the Tank Farm may create an unsafe condition for youth entering or exiting the skateboard park. In addition the street may become an unwanted part of the skate park experience for youth that might result in further safety concerns.

FISCAL ANALYSIS

Approval of Section 1 recommendations would not have any fiscal impact to the City's general fund. Relocating the Skateboard Park to the Tank Farm in Section 2 may have significant impact to the Skateboard Park in site assessment, security and remediation activities.

ATTACHMENTS

- A Map of the oil remediation work sites
- B Land and Water Conservation Grant CEQA requirements
- C Copy of the Notice of Filing with the Los Angeles County Clerk

D Page 11 Section 4 3 of the Agreement

MOTION

That the Parks and Recreation Commission

Approve all the recommendations for park improvements as provided in Section 1 and Section 2A of this report and direct staff to forward those recommendations to City Council for consideration.

MOVED BY COMMISSIONER JAMES, SECONDED BY COMMISSIONER DALY-REDHOLTZ AND CARRIED UNANIMOUSLY, TO RECEIVE AND FILE THE SECRETARY'S REPORT REGARDING AGENDA POSTING FOR THIS MEETING

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Item A-1
(6 12 p m)

Consideration of park improvements in Culver City Park to include the removal/remediation of oil equipment and site uses, and reconsideration of the location for a permanent skate park within the park

William La Pointe, Director of Parks, Recreation and Community Services, introduced the staff report

Marty Nicholson, Recreation Manager, gave the staff report regarding the removal/remediation of oil equipment and site uses. She acknowledged the assistance of the City Attorney's staff that negotiated the agreement with Plains Exploration and Production Company (PXP) to remove oil well operations from Culver City Park, which will provide additional parkland and facilities. First, the storage shed at the tank farm should remain and become a parks maintenance facility with a fence and screen, away from the public, and the park equipment stored behind the Babe Ruth Field will be located in the new maintenance facility. That will free the area behind the Babe Ruth Field for a new batting cage. The tank farm area would become a new public parking lot adjacent to the basketball court.

She noted a correction to the report, in that PXP has 180 days to remove the oil wells. The large shed will be removed and the paved area will remain for temporary use by the Public Works Department until a master plan is created to determine overall park use in order to obtain future park development funds.

A staircase may be required for access to the upper level, which is part of the agreement.

Block No. 24 identified on the plans will become additional parking. PXP will be removing above-ground pipes from the Dog Park, which will increase the use area.

Mr. La Pointe said most of the remediation by PXP will be paving over areas of oil well activity.

Marty reported Block No. 27 and Smith No. 6 at the bottom of the Nature Trail will be paved for additional parking. Possibly one active pump will remain in this location. The Fulcrum storage shed will be relocated adjacent to the Nature Trail. Additional funds may be required for security fence and screen at the small shed of approximately \$6000.

Heather Iker, Assistant City Prosecutor, pointed out Block Nos. 21, 25 and 28 oil wells will be removed in seven years and this area will be available for use after that.

Carol Schwab, City Attorney, said trenching will be necessary to reconfigure oil well pipes across street for approximately two weeks. She briefly summarized the history of the oil well operation which led to the current legal settlement.

She answered questions from Commissioners

Charles Herbertson, Public Works Director, described how Public Works would use the large shed area after removal of the shed, which would be used to store large equipment items. He added that landscaping could be added to naturally screen the area.

Mr. La Pointe gave the staff report regarding the location for the permanent skateboard park within the site.

He gave a brief history of the grant process for the new skateboard park, to be located in the grass area of the lower park below the playground. The grant for a 12,000 sq. ft. skate park has been awarded and consultants have been identified.

Mr. La Pointe responded to an inquiry from someone who posed the question *If you didn't know anything about this park and you were going to put in a new skateboard park, what would be your opinion?* He offered an alternative, that is, to locate the new skate park at the basketball court (which would leave the lower grass area of the park open) and move the basketball court to another location in the park. This would allow parents in the picnic area to watch their children and the skate park.

Charles Herbertson had a plan to show Mr. La Pointe's alternative location for the skateboard park. The grant funding agency would have to be consulted and approve the location change. Soil testing may be needed to determine if the area is contaminated.

Mr. La Pointe suggested the Commission take more time to consider his alternative location and could make their recommendation at next month's meeting, but expressed concern that if the Commission took too long (six months) to make a determination, the original location may be preferable.

There was discussion by the Commissioners and further suggestions that the basketball court may be moved to the existing skate park location.

Commissioner Daly-Redholtz mentioned the basketball court is heavily used and should not be displaced and remain somewhere in the park.

Commissioners generally responded positively to Mr. La Pointe's alternative suggestion.

Chair Shapiro complimented staff on their hard work and dedication in obtaining the grant for the skateboard park.

Mr. Herbertson suggested testing the soil at the alternate site would be a good idea.

At this time, Chair Shapiro asked if there was any public comment.

Harry Welsh addressed the Commission. He said he favored the original location for the new skateboard park (lower grass area).

Henry Welsh addressed the Commission, also favoring the original site.

At this time, the following action was taken:

MOVED BY COMMISSIONER DALY-REDHOLTZ, SECONDED BY COMMISSIONER JAMES AND UNANIMOUSLY CARRIED, THAT THE PARKS AND RECREATION COMMISSION APPROVE STAFF'S RECOMMENDATIONS FOR PARK IMPROVEMENTS IN CULVER CITY PARK AS OUTLINED IN SECTION 1 OF THE STAFF REPORT RELATING TO THE REMOVAL OF OIL EQUIPMENT AND REMEDIATION OF THE SITE AFTER EQUIPMENT REMOVAL

TANK FARM LOCATION

- 1 KEEP THE EXISTING SMALL STORAGE SHED TO BE USED AS A STORAGE FACILITY FOR THE PARKS DIVISION
- 2 FENCE IN A SMALL PORTION OF THE SOUTHWEST PORTION OF THE EXISTING TANK FARM (NEAR THE SMALL STORAGE SHED) AS A PARKS DIVISION MAINTENANCE STORAGE AREA
- 3 SCREEN THE FENCED AREA FOR PARKS DIVISION MAINTENANCE STORAGE AREA
- 4 RELOCATE PARK STORAGE ITEMS FROM THE BABE RUTH FIELD TO THE SMALL STORAGE SHED ELIMINATING THE EYESORE BY THE BASEBALL FIELD RELOCATION OF THE PARK STORAGE ITEMS WILL PROVIDE SPACE TO RELOCATE THE BABE RUTH BATTING CAGE
- 5 REMOVE THE FENCE BETWEEN THE EXISTING TANK FARM AND THE PARK (NEAR BASKETBALL COURT) TO ALLOW EASY ACCESS TO THE NEW PARKING LOT

LARGE SHED AREA

- 1 DUE TO CONFIGURATION OF THE PARK SITE IN THE LARGE SHED AREA AND ISSUES WITH PUBLIC ACCESS, STAFF IS RECOMMENDING USING THE SITE AS A TEMPORARY PUBLIC WORKS STORAGE FACILITY UNTIL FURTHER REVIEW OF THE USES OF THIS AREA IS POSSIBLE
- 2 REMOVE LARGE STORAGE SHED
- 3 KEEP FENCING AROUND THE AREA
- 4 KEEP THE EXISTING VEGETATION SURROUNDING THE AREA

BLOCK #27, SMITH #6 AND NATURE TRAIL

- 1 PAVE AREA AROUND ABANDONED SITE NEAR BLOCK #27
- 2 RELOCATE FULCRUM STORAGE SHED FROM THE PARKING AREA TO THE LOCATION NEXT TO THE NATURE TRAIL ENTRANCE BY BLOCK #27
- 3 EXTEND PAVING AT SMITH #6 TO INCREASE EXISTING PARKING LOT

BLOCK #24 AND BATTING CAGE

- 1 PAVE AREA
- 2 STRIPE PARKING SPACES

AND THAT THE COMMISSION DIRECT STAFF TO FORWARD THOSE RECOMMENDATIONS TO THE CITY COUNCIL FOR CONSIDERATION FURTHERMORE, THE COMMISSION DIRECT STAFF TO RECONSIDER THE LOCATION FOR THE SKATEBOARD PARK SITE AND BRING BACK A RECOMMENDATION WITH ADDITIONAL INFORMATION FOR COMMISSION CONSIDERATION AT THE JULY 5TH MEETING

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Item A 2
(7 25 p m)

Consideration of a recommendation to the City Council to amend Section 13 03 025 (A) of the Culver City Municipal Code to allow the sale of beer and wine in Veteran's Park during the Fiesta La Ballona celebration

Marty Nicholson gave the staff report, addressing the liability, enforcement regarding minors, safety procedures, insurance, and revenue generation regarding this issue

She pointed out that although revenue generation is the top reason for providing a beer/wine garden, there is a value to having an additional amenity of this nature for the enjoyment of the patrons who attend the Fiesta This added value to the festival can increase marketability of the event and increase the sales for other vendors

The Fiesta Committee has identified the Culver City Lions Club (Lions), a local nonprofit service organization, who is willing to sponsor the beer/wine and have agreed to the following conditions, including but not limited to the Committee's requirements

- Funds raised will be earmarked for annual school free eye-screening program and senior citizen Thanksgiving Dinner
- Obtain indemnifying liability insurance with minimum \$1 million coverage, subject to the City Attorney's approval
- Strictly adhere to all federal state and local laws
- Serve only in a fixed, secure and confined location with a single guarded entrance and exit
- Secured entrance will have identification checks and restrict area for adults only over the age of 21
- Limit purchases per person in line
- Monitor consumption and behavior of participants
- No glass containers
- Maintain required hours of operation as per Fiesta La Ballona rules
- Provide volunteers for the beer/wine garden to serve, clean and secure the area

Ms Nicholson called attention to the email proposal from the Culver City Lions Club and a copy of the site plan proposed for the beer/wine garden by the Lions

