




City of Carson Report to Mayor and City Council

February 1, 2011
New Business Consent

**SUBJECT: CONSIDERATION OF AN UPDATE ON THE BP WEST COAST PROPERTIES, LLC,
PROPERTY LOCATED AT 21943 WILMINGTON AVENUE**

Submitted by Clifford W. Graves
Economic Development General Manager


Approved by Clifford W. Graves
Interim City Manager

I. SUMMARY

This item is on the agenda at the request of Councilmember Ruiz-Raber.

The former ARCO gas station located at 21943 Wilmington Avenue, at the northwest corner of Wilmington Avenue and 220th Street, closed and the building and structures removed in 2006. The property owner, BP West Coast Properties, LLC, is currently working with the Regional Water Quality Control Board (RWQCB) to perform groundwater cleanup and remediation. Interest has been expressed to utilize the vacant property for the expansion of the neighboring Friendship Park. This report updates the City Council on the status of this effort.

II. RECOMMENDATION

RECEIVE and FILE.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

The former ARCO gas station located at 21943 Wilmington Avenue closed and the five underground storage tanks were removed in 1989. An ARCO Smog Check business operated in the former gas station building. A demolition permit was issued in 2006 to remove the canopies and building. There has been an ongoing interest to explore the feasibility of utilizing the property for the expansion of the neighboring Friendship Park. Over the past several years, there have been discussions with representatives of BP West Coast Properties, LLC, to determine opportunities to use the property for public or private use. No agreement has been reached, and the property owner cannot assure that the property will be made available for the expansion of the park.

Staff met with representatives in December 2010 to confirm the current status of the property and to discuss potential improvement plans. Staff also discussed the environmental investigation and remediation process with the project manager from the RWQCB.

BP West Coast Properties, LLC, is agreeable to exploring future public use of the property and may entertain a future agreement that allows the city to assume responsibility and maintenance if a park or public area is provided. However, based upon the current environmental condition of the property, both the property owner and the RWQCB have advised that public access should be restricted until remediation efforts have returned the property to a status allowing public access.

The property owner is initiating plans to provide for a native garden or other landscape treatment to improve the physical appearance of the property during this interim period. It is expected that wrought iron fencing and landscape improvements will be installed within the next several months. Staff will continue to work with the property owner to support an appropriate remediation strategy that will result in the reuse of the property. Additional information will be shared with the City Council as it becomes available.

V. FISCAL IMPACT

None.

VI. EXHIBITS

None.

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Prepared by: Sheri Repp Loadsman, Planning Officer

TO:Rev010511

Reviewed by:

City Clerk	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

Action taken by City Council

Date _____ Action _____