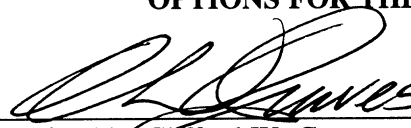


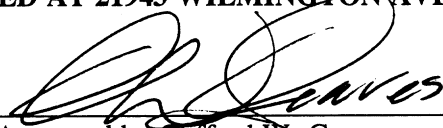


City of Carson Report to Mayor and City Council

March 16, 2011
New Business Consent

SUBJECT: CONSIDERATION OF RESOLUTION NO. 11-024 AND UPDATE ON EFFORTS TO PROVIDE INTERIM LANDSCAPE IMPROVEMENTS AND DEVELOPMENT OPTIONS FOR THE 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

On February 16, 2011, the City Council continued considering Resolution No. 11-024, supporting efforts to provide interim landscape improvements and development options for the vacant property located at 21943 Wilmington Avenue (Exhibit No. 1).

II. RECOMMENDATION

TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 11-024, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, SUPPORTING EFFORTS TO PROVIDE INTERIM LANDSCAPE IMPROVEMENTS AND DEVELOPMENT OPTIONS FOR THE PROPERTY LOCATED AT 21943 WILMINGTON AVENUE."
2. INSTRUCT staff to transmit a copy of the executed resolution to Pat Foley, Real Estate Portfolio Manager, BP West Coast Products, LLC.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

The vacant property located at the northwest corner of Wilmington Avenue and 220th Street (21943 Wilmington Avenue) previously operated as an ARCO gas station from 1982 until 1992. The operations of the gas station resulted in contaminating the site and requiring clean-up by the property owner. In 2006, the remaining structures were demolished and removed from the site. The property owner, BP West Coast Products, LLC, is currently working with the Regional Water Quality Control Board and conducting remediation and groundwater cleanup efforts.

Staff provided an update and resolution to the City Council on February 16, 2011 in regards to the current efforts of the property owner to provide interim

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improvements to the vacant site during remediation. During the City Council meeting, a representative of a neighboring business, Watson Land Company expressed concerns for the proposed landscape plan and requested that the property owner enhance the plan with additional landscape coverage and other fixtures.

Based on staff's concerns for the lack of coverage provided on-site and those expressed by Watson Land Company, the City Council requested the property owner to further coordinate with city staff and Watson Land Company representatives to revise the landscape plans. Since then, BP West Coast Products, LLC representatives have met with Watson Land Company and coordinated with staff to incorporate additional improvements. BP West Coast Products, LLC was unable to fully meet the requests of Watson Land Company due to remediation limitations on-site. Unfortunately, several wells that require frequent access for remediation are located near the street frontage along 220th Street and Wilmington Avenue, precluding the planting of larger trees and/or shrubs.

BP West Coast Products, LLC has revised plans to include grass berms located in the center of property with a 4:1 slope and maximum height of four (4) feet to provide more depth and dimensions to the site. In addition, the hydro seed along the street frontage will be replaced with an improved landscape palette with larger and more colorful species with average heights ranging from one to three feet. Based on recent conversations between the representative of Watson Land Company and West Coast Products, LLC, Watson Land Company is in agreement with the proposed interim landscape plans. Staff also believes the improvements are acceptable and appropriate at this time.

Proposed improvements are tentatively scheduled to begin at the end of March and be completed within 90 days.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Draft City Council Resolution No. 11-024. (pgs. 4-5)
2. City Council Staff Report, without exhibits, February 16, 2011. (pgs. 6-7)

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 _____

RESOLUTION NO. 11-024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CARSON, CALIFORNIA, SUPPORTING EFFORTS TO PROVIDE
INTERIM LANDSCAPE IMPROVEMENTS AND
DEVELOPMENT OPTIONS FOR THE PROPERTY LOCATED AT
21943 WILMINGTON AVENUE

WHEREAS, the property located at 21943 Wilmington Avenue was previously used for an ARCO gas station and an ARCO Smog Check business until the underground storage tanks were removed in 1989 and all remaining buildings and structures were demolished in 2006; and

WHEREAS, BP West Coast Products, LLC owns the property and has since 2003 explored opportunities with the city of Carson to utilize the property for the expansion of the neighboring Friendship Park; and

WHEREAS, the property owner is currently working with the Regional Water Quality Control Board (RWQCB) to perform groundwater cleanup and remediation resulting from the former gas station use; and

WHEREAS, the environmental investigation and remediation does not currently support the use of the property for a public park and certain changes within the corporate structure of the property owner may prioritize the property for future private development; and

WHEREAS, the Carson City Council is concerned with the unattractive appearance of the property, the impacts to the surrounding community and the extended time period that the property has remained vacant; and

WHEREAS, the Carson City Council strongly encourages the property owner to coordinate with nearby property owners and other community stakeholders to develop an interim landscape plan that would beautify the property and enhance compatibility with the surrounding area.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the city of Carson supports efforts by BP West Coast Properties, LLC to install interim landscape improvements and to consider potential future use of the property for the expansion of the adjoining Friendship Park or other appropriate use compatible with the existing and anticipated development in the vicinity.

[MORE]

EXHIBIT NO. 01



PASSED, APPROVED, and ADOPTED this 16th day of March, 2011.

Mayor Jim Dear

ATTEST:

City Clerk Helen S. Kawagoe, MMC

APPROVED AS TO FORM:

City Attorney





City of Carson Report to Mayor and City Council

February 16, 2011
New Business Discussion

SUBJECT: CONSIDERATION OF RESOLUTION NO. 11-024 SUPPORTING EFFORTS TO PROVIDE INTERIM LANDSCAPE IMPROVEMENTS AND DEVELOPMENT OPTIONS FOR THE 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

On February 1, 2011, the City Council considered an update on the efforts to improve the vacant property located at 21943 Wilmington Avenue, which is owned by BP West Coast Products, LLC. The City Council requested that a resolution be prepared expressing concern with delays in improving the property and encouraging the property owner to take action.

II. RECOMMENDATION

TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 11-024, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, SUPPORTING EFFORTS TO PROVIDE INTERIM LANDSCAPE IMPROVEMENTS AND DEVELOPMENT OPTIONS FOR THE PROPERTY LOCATED AT 21943 WILMINGTON AVENUE."
2. INSTRUCT staff to transmit a copy of the executed resolution to Pat Foley, Real Estate Portfolio Manager, BP West Coast Products, LLC.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

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 Products, LLC, is currently working with the Regional Water Quality Control Board (RWQCB) to perform groundwater cleanup and remediation.

Since 2003, there have been efforts to utilize the vacant property for the expansion of the neighboring Friendship Park. Negotiations for the use of the property for public purposes were unsuccessful due to difficulties in addressing environmental conditions and assuring indemnification to the city. On February 1, 2011, the City



Council discussed the status of the property and conceptual plans to provide interim landscape improvements. The City Council directed that a resolution be prepared expressing concern with delays in improving the property and encouraging the property owner to take action.

As the City Council is aware, BP has elected to offer its California and Texas assets for sale. This creates a potential problem in securing funding and approvals for BP West Coast Products, LLC to complete any improvements to the subject property. Following the February 1, 2011 City Council meeting, staff discussed the situation with a representative of BP West Coast Products, LLC and confirmed they are continuing efforts to improve the property and have met with representatives of the Watson Land Company to discuss options for finalizing a landscape plan.

BP West Coast Products, LLC, is revising the landscape plan based upon conversations with staff and Watson Land Company and is anticipating submittal to the city by the end of February. If funding is secured, the improvements could be fully completed within 90 days. A draft resolution has been prepared expressing City Council concerns related to the existing conditions and offering encouragement to efforts allowing the installation of landscape improvements and consideration of potential future use of the property for the expansion of the adjoining Friendship Park or other appropriate use.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Draft Resolution No. 11-024. (pg. 4)

Prepared by: Sheri Repp Loadsman, Planning Officer

