

REPORT OF GENERAL MANAGER

APPROVED
NOV 04 2009

NO. 09-281

DATE November 4, 2009

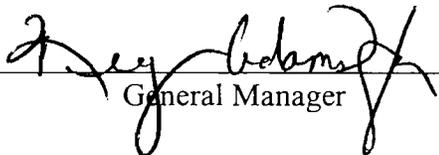
C.D. 15

**BOARD OF RECREATION
and PARK COMMISSIONERS**

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SUBJECT: DRUM BARRACKS CIVIL WAR MUSEUM - EXPANSION THROUGH THE DONATION OF PROPERTY ACROSS BANNING BOULEVARD WITH A POTENTIAL FOLLOW-UP DONATION OF FUNDS

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u>mf</u>



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Adopt the Resolution, on file in the Board Office, authorizing staff per Charter Section 594 (a) and (b) to request the assistance of the Department of General Services in obtaining title to two donated, vacant parcels across Banning Boulevard from the Drum Barracks Civil War Museum (Assessor Parcel Numbers 7423-018-015 and -029);
2. Authorize the Board Secretary to accept the grant deed(s) to the parcels, which are to be set apart and dedicated as park property in perpetuity;
3. Upon acceptance of the grant deed(s), direct the Board Secretary to thank Warren Resources of California, Inc., through their subsidiary, Warren E&P, Inc., for the generous donation to the City; and,
4. Authorize staff to accept any donated proceeds from the firm's sale of a nearby vacant lot at 1306 Ravenna Avenue in order to partly fund the development and maintenance of the two Banning parcels.

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SUMMARY:

The Office of Council District Fifteen has consulted with Warren Resources of California, Inc. (Warren), and the Wilmington Neighborhood Council in order to identify surplus property owned by Warren that is suited for public recreational use. A subsidiary, Warren E&P, Inc., manages all their oil and natural gas exploration, production and related land management; the local headquarters is in Long Beach. Warren operates over 200 wells in the harbor area. A 2007 Zoning Order of the City of Los Angeles requires the firm to gradually abandon older Wilmington wells, many now in residential areas, in favor of slant and horizontal, centralized drilling that is less intrusive to the community. Two of the affected parcels are at 1037-41 Banning Boulevard, across from the Drum Barracks Civil War Museum. The parcels total 0.39 acre (Assessor Parcel Numbers 7423-018-015 and -029). The immediate neighborhood is residential although Warren has a centralized operations facility two blocks south of the Banning parcels.

Use of the parcels for petroleum production dates to the 1930s; all but one well was formally abandoned by 1994. Warren has owned the site since 2005 and in 2008 abandoned the remaining well under State supervision. Warren's proposed donation involves surface rights; subsurface rights will be retained as they are part of a larger leasehold belonging to the firm.

In addition to the Banning parcels, Warren recently proposed donating another nearby, small remediated lot at 1306 Ravenna Avenue. Instead, City staff proposed, and Warren informally agreed, that it would sell the lot and donate the proceeds to the Department of Recreation and Parks (Department) to partially fund the development and maintenance of the Banning parcels.

In July 2009, a Phase I site assessment was conducted for the Department. Because of previous remediation, including the replacement of contaminated soil, the report's single recommendation is that the two underground, abandoned pipelines be removed by a State-licensed contractor or plugged and left in place. There was no evidence of groundwater seepage or contamination and no recommendation for further soil remediation.

To facilitate recreational use of the Banning parcels, Warren installed irrigation along the northern and southern borders with a meter and tie-in to the City's water system. The middle of the property has three drains for surface runoff. Department landscape architectural staff visited the site and are ready to draft conceptual plans to present to the community and the Drum Barrack's support group. The director of that facility wants the plans to include a small parking lot. Other potential uses include a children's play area with a separate outdoor classroom for cultural and historical programs. Remaining open space can expand the temporary, civil war "encampments" or living-history displays that are now held at the Museum. These family-oriented, costumed events include "soldiers" and their armaments together with women and children demonstrating handicrafts and domestic chores. Since no structure is planned for the Banning parcels, their location within a Methane Zone, as defined by the Department of Building and Safety, does not pose an obstacle to the proposed public use.

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Staff determined that the project will consist of the acquisition of land for park purposes with the development of accessory amenities and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 11(2, 3), Class 25(5) of the City CEQA Guidelines.

In addition to the Office of Council District Fifteen, the Assistant General Manager of Operations East and the Superintendent of Pacific Region concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

Region operations staff estimates that the annual cost of maintaining the undeveloped site, including the installed irrigation and rental of a security chain-link fence, will be less than \$8,000. Landscape architecture staff estimate that developing the site with the amenities cited earlier will cost \$380,000. The financial benefit accruing from the sale of the Ravenna Avenue parcel is not yet known.

This report was prepared by Joan Reitzel, Senior Management Analyst in Real Estate and Asset Management, Planning and Construction Division.