

REPORT OF GENERAL MANAGER

DATE January 21, 2015

APPROVED
JAN 21 2015
BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 15-008

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK/CENTRAL SERVICES YARD – AMENDMENT TO THE LEASE AGREEMENT WITH THE CITY OF GLENDALE TO PERFORM GROUNDWATER ENVIRONMENTAL REMEDIATION

R. Adams	_____	V. Israel	_____
*R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

as amended



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Amendment to the Lease Agreement No. 250 with the City of Glendale, substantially in the form, on file in the Board Office to extend the term of the agreement for a period of ten (10) years under the same terms and conditions as the current agreement;
2. In accordance with Executive Directive No. 3, forward the proposed amendment to the Mayor and, concurrently, to the City Attorney for review as to form, and, request that the City Attorney expedite the processing of the amendment through City Council; and,
3. Upon receipt of the necessary approvals by City Council and the Mayor, authorize the Board President and Secretary to execute the amendment.

SUMMARY:

On November 4, 1998, the Board, through Report No. 464-98, approved a fifteen (15) year lease agreement with the City of Glendale to allow for the remediation of toxic groundwater through the placement of two (2) subsurface extraction and monitoring wells and associated pipelines within the Department's Griffith Park/Central Service Yard.

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In 1989, the Environmental Protection Agency (EPA) identified elevated concentrations of Volatile Organic Compounds (VOC's) in the groundwater in and around the Glendale/Griffith Park area. Further investigation revealed two (2) distinct plumes of contamination which were called the Glendale North Plume and the Glendale South Plume. The EPA initiated studies to evaluate alternative methodologies for groundwater clean-up. In 1993, the EPA selected a cleanup remedy for these plumes of groundwater contamination. The proposed remedy consisted of groundwater extraction and treatment for the shallow aquifer system. As part of this process, the EPA identified specific sites at which they recommended placement of extraction and monitoring wells. One of these sites was the Department's Griffith Park/Central Service Yard.

The groundwater toxic remediation is being conducted by the City of Glendale, a municipal corporation and the Glendale Respondent's Group, LLC, acting on behalf of the City of Glendale under the lease approved by the Board in 1998. The initial term of the lease was fifteen (15) years, with an option to renew for an additional ten (10) years. The Lease was executed on February 17, 2000 and the initial fifteen (15) year term expires on ~~February~~ ^{March} 2015. Through a letter dated April 3, 2014, the City of Glendale requested to exercise the ten (10) year option.

The proposed Amendment being presented to the Board only extends the term of the lease agreement by an additional ten (10) years. All other conditions remain unchanged. This includes an annual rental fee for the use of park property. The current rental fee is \$8,808.

FISCAL IMPACT STATEMENT

Approval of this Amendment will not have a negative impact on the Department's General Fund.

This report prepared by Cid Macaraeg, Sr. Management Analyst II, Real Estate, Planning, Construction and Maintenance Branch.