



CITY OF CARSON

Via: U.S. Mail and Courtesy Email

October 19, 2022

Los Angeles County Sanitation Districts
Attn: Stan Pegadiotes, Planning and Property Management Section Head
1955 Workman Mill Road
Whittier, CA 90601
(562) 908-4288, extension 2705
spegadiotes@lacsds.org

Request to Extend Due Diligence Period for the Lease Agreement (*Portion of Former Color Spot Property Across from JWPCP*) at District Property approximate to 321 W. Sepulveda Boulevard (APN 7330-007-906)

Dear Mr. Pegadiotes,

As you are aware, the City of Carson ("**City**") and the County Sanitation District No. 8 of Los Angeles County ("**District**") entered into a Lease Agreement on October 14, 2020, for the portion of the Former Color Spot Property Across from JWPCP located near 321 W. Sepulveda Boulevard (APN 7330-007-906) ("**Property**"). The Lease Agreement was recorded on December 15, 2020, with the Los Angeles County Recorder's Office (*Document Number: 20201661231*).

Earlier this year, the City exercised its option to the extend the Due Diligence Period by an additional six months under Section 4.4.1 (Due Diligence Period) of the Lease Agreement. This option extended the Due Diligence Period expiration date to December 15, 2022.

The City is now requesting an additional two (2) year extension to the Due Diligence Period. This additional extension would provide the City more time to determine the Property's suitability for the development of a park. We would like to work with your office to amend the Lease Agreement including Section 4.4.1 (Due Diligence Period) to allow for the additional time. Please let us know by November 1, 2022 if the District is open to this request.

Over the past two years, the City has made progress towards the development of the park on the Property. Initially, the City applied for grant funding under the State of California Proposition 68 (Round 4) Statewide Park Development and Community Revitalization Grant Program but was ultimately not selected for award. Despite this initial setback, the City was subsequently able to secure a \$6,000,000 dollar grant allocation from the State of California Department of Parks and Recreation.

Request to Extend Due Diligence Period of Lease Agreement
Sanitation District Property Near 321 W. Sepulveda (APN 7330-007-906)
October 19, 2022
Page 2 of 2

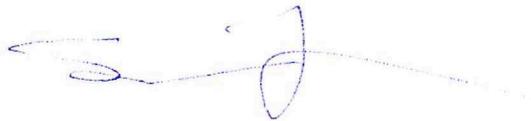
With this initial funding secured, the City has been working actively towards the park development endeavor. Some steps taken include:

- (1) Development of Conceptual Site Plan (see attached)
- (2) Community engagement for the park development, including onsite meetings, flyers, online and postcard surveys as well as social media presence
- (3) Initiation of the Phase II environmental review process
- (4) Drafting of an RFP for an on-call architect to get construction plans to 100%

We hope the steps identified above demonstrates to the District our good faith efforts towards the development of the park on the Property. To that end, we would like to thank you for providing us the space to build the much-needed park for the local community, and we deeply appreciate the ongoing partnership with the District.

Please feel free to contact me at 310-952-1770 or via email at snasseh@carsonca.gov if you have any questions or concerns. We look forward to continuing working with your team.

Sincerely,



Saied Naaseh
Director of Community Development

CC: James Nguyen, Project Manager, City of Carson
Anne Lanphar, Assistant City Attorney, Aleshire & Wynder

Enclosure: Carriage Crest Park Conceptual Plan



- 1 PARK SIGN
- 2 OPEN TURF AREA
- 3 RESTROOM
- 4 DOG PARK
- 5 EXERCISE STATION AREA
- 6 BALL FIELD (60' BASES)
- 7 3' FENCE
- 8 ALL-ABILITIES PLAY GROUND
- 9 RENOVATE EXISTING BUILDING
- 10 EXISTING PICNIC SHELTER
- 11 D.G. WALKING PATH
- 12 BALL FIELD (60', 75', & 90' BASES)
- 13 TRASH ENCLOSURE
- 14 PARKING LOT (141 STALLS)
- 15 MULTI-USE HARD COURT
- 16 CONCESSION & RESTROOM BUILDING
- 17 EXISTING ELECTRICAL UTILITY ACCESS
- 18 EXISTING TREE - TYP.
- 19 PICNIC SHELTER
- 20 TURF VOLLEYBALL
- 21 SYNTHETIC SOCCER FIELD
- 22 SCOREBOARD
- 23 TEMPORARY FENCING WITH SLEEVES

- NEW CONCRETE
- EXISTING CONCRETE
- LOW WATER USE LANDSCAPE TO ATTRACT BIRDS AND BUTTERFLIES
- NATURAL TURF
- SYNTHETIC TURF

NOTE:
ALL PARK ELEMENTS WILL BE
LIGHTED



CARRIAGE CREST PARK

Concept Plan

April 20, 2022