

## **RESOLUTION NO. 22-068**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, FORMALLY DECLARING THE CITY'S POLICY OF PRIORITIZING (1) THE REMEDIATION AND DEVELOPMENT OF ENVIRONMENTALLY CHALLENGED PROPERTIES WITHIN THE CITY, (2) ECONOMIC DEVELOPMENT PROGRAMS FACILITATING SUCH REMEDIATION AND DEVELOPMENT, AND (3) CITY COOPERATION WITH THE PROPERTY OWNERS OF ENVIRONMENTALLY CHALLENGED SITES**

**WHEREAS**, there are certain unimproved real properties located throughout the City of Carson, County of Los Angeles, State of California, that suffer from hazardous materials contamination or other forms of environmental degradation, including without limitation well-documented soil and groundwater contamination (collectively herein, the "Properties"). From the 1940s through the 1960s, many environmentally harmful land uses operated within the City. More than 500 acres were occupied by 17 landfills, each with varying levels of toxicity, and a total of 88 auto salvage yards operated without any regulations in place. Other industrial activities such as metal production, paper product production, chemical processing, electronics manufacturing, automobile dismantling and petroleum refining have also had negative impacts on the City's environment. As a result, several such Properties are subject to formal remedial action plans ("RAPs") issued by the California Department of Toxic Substances Control ("DTSC"); and

**WHEREAS**, notwithstanding their environmental challenges, contaminated Properties located throughout the City represent unique development potential given their location in the heart of Los Angeles County and in proximity to major freeways. However, development proposals for the Properties are often stymied due to the difficulty and costs arising from contamination and polluted soil conditions. As long as environmentally challenged Properties remain vacant, substantial public benefit opportunities, such as environmental clean-up, new business and economic prospects, potential sales tax revenues, and expanded jobs and employment, may be thwarted; and

**WHEREAS**, with the elimination of the former Carson Redevelopment Agency by State law in 2012, property owners are even less inclined to remediate environmentally challenged Properties. Therefore, the City has determined that without providing assistance to owners of environmentally challenged Properties, the constraints imposed by site remediation costs and associated infrastructure costs required for such Properties are likely to continue hindering development and economic opportunities throughout the City; and

**WHEREAS**, further, on November 6, 2018, the City's voters approved a new Charter for the City which included a comprehensive set of economic development incentives and programs to promote the development of the City of Carson given its unique environmental constraints, to create jobs, and to preserve the sound fiscal basis of City. The City has determined that, under the Charter, it has broad economic development powers to enact measures, to enter into agreements, and to loan,

grant, fund, or finance projects which will provide public benefits and protect the public health, safety, and welfare of the community, which programs may be carried out singly or in combination in a manner to promote economic development; and

**WHEREAS**, the City of Carson City Council now desires to express its commitment to prioritizing the remediation and development of environmentally challenged Properties throughout the City.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**Section 1. Recitals.** The foregoing recitals are true and correct, and are incorporated herein by this reference.

**Section 2. Declaration of Intent.** The City Council hereby declares its intention to formally prioritize the remediation and development of vacant, environmentally challenged Properties in the City.

1. The prompt remediation and development of vacant, contaminated Properties throughout the City is of a highest priority to the City.
2. Without remediation and development of said Properties, substantial public benefit opportunities, such as environmental clean-up, new business and economic prospects, potential sales tax revenues, and expanded jobs and employment, likely remain thwarted. Yet, development proposals for the Properties are often stymied due to the difficulty and costs arising from contamination and polluted soil conditions.
3. City staff is hereby directed to work with the City Attorneys' Office to develop a comprehensive economic development ordinance to include mechanisms that facilitate remediation and development of contaminated Properties, as authorized by the City's Charter.
4. City staff is hereby directed to fully cooperate with and assist owners of Properties showing an interest in remediating and developing their Properties towards the end of establishing sales tax generating uses, which may include without limitation assistance with State and Federal grant opportunities.

**Section 3. Effective Date.** This Resolution shall be effective immediately upon its adoption.

**Section 4. Certification.** The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

**Section 5. Publication of Notice.** Pursuant to Section 1001 of the City Charter, the City Clerk shall publish this Resolution at least once in a newspaper of general circulation in the City, posted on the City's website, and at other location(s) the City Clerk may designate. Publication of this Resolution shall occur within fifteen (15) days after the passage of this Resolution and at least ten (10) days prior to the hearing date set forth in Section 3 above and shall serve as notice of the

public hearing. The 10-day and 15-day requirements may be met with a single publication of this Resolution. The publication of this Resolution shall have the title, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, FORMALLY DECLARING THE CITY'S POLICY OF PRIORITIZING (1) THE REMEDIATION AND DEVELOPMENT OF ENVIRONMENTALLY CHALLENGED PROPERTIES WITHIN THE CITY, (2) ECONOMIC DEVELOPMENT PROGRAMS FACILITATING SUCH REMEDIATION AND DEVELOPMENT, AND (3) CITY COOPERATION WITH THE PROPERTY OWNERS OF ENVIRONMENTALLY CHALLENGED SITES."

PASSED, APPROVED, and ADOPTED this 19th day of April, 2022.

---

Lula Davis-Holmes, Mayor

ATTEST:

---

Dr. Khaleah R. Bradshaw, City Clerk

APPROVED AS TO FORM:

---

Sunny K. Soltani, City Attorney