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Title: CONSIDER PRESENTATION BY CARSON GOOSE OWNER, LLC ON THE PROGRESS AND STATUS OF THE DISTRICT AT SOUTH BAY/CARSON COUNTRY MART PROJECT ON CELLS 3, 4, AND 5 OF THE FORMER CAL COMPACT LANDFILL

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Date	Ver.	Action By	Action	Result
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Report to Carson Reclamation Authority

Thursday, July 06, 2023

Discussion

SUBJECT:

CONSIDER PRESENTATION BY CARSON GOOSE OWNER, LLC ON THE PROGRESS AND STATUS OF THE DISTRICT AT SOUTH BAY/CARSON COUNTRY MART PROJECT ON CELLS 3, 4, AND 5 OF THE FORMER CAL COMPACT LANDFILL

I. SUMMARY

The CRA and the developers of Cells 3, 4, and 5 of the Former Cal Compact Landfill, Carson Goose Owner, LLC (“CGO”) have been working since the entitlements were approved in June 2022 on design, post-entitlement, and closing issues. The developers are close to receiving approval from LA County on their Final Map (which would then need to go to City Council for approval) and are ready to submit the final environmental plans to DTSC and the vertical building plans to the City. Additionally, the CRA is coordinating various sitewide issue that involve CGO and CAM-Carson, LLC, including finalizing the Land Use Covenant with DTSC, clearing old title exceptions left over from previous projects, and restructuring the CFDs.

This presentation is intended to provide the Board and the public with an update on all the work that has been accomplished on the Site so far, and to be able to discuss construction and completion schedule.

II. RECOMMENDATION

1. RECEIVE presentation by Carson Goose Owner, LLC.
2. PROVIDE Staff direction on future actions.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

The CRA and Faring Capital, LLC (“Faring”) previously entered into an Option Agreement (“Agreement”) on December 17, 2020. As was allowed under the terms of the Agreement, Faring assigned all its rights and obligations under the Agreement to the CGOr, and Developer assumed those rights and obligations pursuant to an Assignment of Option Agreement and Joint Escrow Instructions, dated January 15, 2021, between Faring and Developer (the “Assignment”). CGO proceeded with the design and entitlement of the Project and received all Required Approvals, and the Project Determination Date occurred on June 8, 2022.

Since that time CGO and the CRA have worked on resolving all the conditions for closing on the Property, as they are responsible for designing, financing, and constructing all of the remedial systems on the site, in addition to all the horizontal and vertical work.

V. FISCAL IMPACT

These is no fiscal impact from this Presentation.

VI. EXHIBITS

None.

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