



Legislation Text

File #: 2023-0383, Version: 1

Report to Carson Reclamation Authority

Monday, June 05, 2023

Consent

SUBJECT:

CONSIDER THE VESTING TENTATIVE TRACT MAP FOR CELLS 3, 4, AND 5 OF THE FORMER CAL COMPACT LANDFILL, SUBMITTED BY CARSON GOOSE OWNER, LLC AND APPROVED BY THE CITY COUNCIL ON MAY 22, 2022 AND AUTHORIZE THE EXECUTIVE DIRECTOR TO SUBMIT THE FINAL SUBDIVISION MAP TO THE CITY COUNCIL FOR APPROVAL AND SIGN THE APPROVED MAP ON BEHALF OF THE AUTHORITY

I. SUMMARY

Since the approval by the Planning Commission and City Council in June of last year of the entitlements for the District at South Bay Specific Plan Amendment and Carson Country Mart project, the Carson Reclamation Authority (“CRA”) and Carson Goose Owner, LLC (“Developer”) have been working diligently on the plan review and approval, including the County’s review and approval of the subdivision map. The Vesting Tentative Tract Map (VTTM No. 83481) for Planning Area 3 (PA3) was to create 14 parcels, and was approved along with all the other entitlements, subject to the County’s review and the drafting of the map’s conditions of approval. This process culminates with the City Council’s approval of the Final Map and the recordation by the County.

The CRA is still the owner of the property (the separate surface parcels cannot be conveyed to the Developer until the property is subdivided) and the map is a condition to closing. It means the CRA as the owner of the property, not the Developer, should be the party transmitting and requesting the final map be approved by the City Council. This action would also grant that the Executive Director would be authorized by the Board to sign the Final Map as Owner when it is ready for recordation.

II. RECOMMENDATION

1. REVIEW Vesting Tentative Tract Map (VTTM No. 83481) for Planning Area 3 (PA3) of the Former Cal Compact Landfill located at 20400 South Main Street.

2. APPROVE the submittal of the Final Subdivision Map for approval by the Carson City Council.
 3. AUTHORIZE the Executive Director to sign the Final Subdivision Map as Owner after it is approved by the City Council and ready for recordation.
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III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

Project Ownership

The CRA currently owns the 157-Acre Site, taking ownership of the parcel in 2015 as part of a multi-party transaction intended to facilitate the development of an NFL stadium on the Site. CRA intends to sell the approximately 96-acre area, which constitutes PA3, to Developer, which Developer's affiliate has, for more than a decade, developed millions of square feet of complex residential and commercial projects all over Southern California with a wide range of environmental and constructability challenges and with ultimate project costs and transaction values ranging into the billions of dollars. The Developer will be responsible for construction of the remedial systems and Site development improvements underlying the surface lot of PA3, to achieve DTSC certification of the former landfill and prepare it for vertical construction.

As part of the application the Developer submitted an application for a Vesting Tentative Tract Map for PA3 to create 14 parcels. The TTM was reviewed by the Community Development Department and City Engineer for compliance with the Subdivision Map Act. In addition, prior to the approval at the City Council, the TTM was reviewed by the Los Angeles County Department of Public Works (LADPW) for compliance with the Carson Municipal Code and the State Subdivision Map Act. The Final Map will be required to comply with all Conditions of Approval and comments from the City and LADPW.

The approval process to create the Final Map is nearly complete with a few steps remaining related to the reconciliation of the title report with the map to ensure the easements and title exceptions are reflected on the map. The County also requires a Subdivision Report, i.e. a "certified" title report, prior to their final approval of the map.

The civil engineer of record, Michael Baker International, should complete the Final Map within the next few weeks. In the meantime, the Board is reviewing the VTTM prior to the submittal of the Final Map to Council, and staff is requesting the Board to allow the Director to facilitate approval process with LADPW. The Director would then place the Final Map on the City Council agenda for approval, after which the City Engineer would sign and stamp the map. The Director would then submit the map to LADPW for final approval and recording and explore expedited review options with LADPW.

V. FISCAL IMPACT

There is no fiscal impact from the approval of the Final Map.

VI. EXHIBITS

1. Vesting Tentative Track Map (VTTM No. 83481) for Planning Area 3 (PA3) (pgs. 4-7)

Prepared by: John S. Raymond, Executive Director