



CITY OF CARSON

Legislation Text

File #: 2019-646, Version: 1

Report to Mayor and City Council

Tuesday, September 03, 2019

Consent

SUBJECT:

ACCEPTANCE OF A SECTION OF RIGHT-OF-WAY DEDICATED TO THE CITY OF CARSON FROM THE CARSON RECLAMATION AUTHORITY FOR THE DISTRICT AT SOUTH BAY DEVELOPMENT (CITY COUNCIL)

I. SUMMARY

This is a Companion Agenda Item.

The City of Carson requested the property owner, Carson Reclamation Authority, (Authority) to dedicate an 80-foot wide segment of Stamps Road from Del Amo Blvd to Stadium Way (also described as Lenardo Drive, as described in Exhibit No. 2) of property located within the former Cal-Compact Landfill site (Exhibit No 1). This dedication would serve for roadway and utility purposes. It is requested that the City Council accept the dedication (Exhibit No. 2), so that proposed street and utility improvements for the entire District at South Bay development, including the Los Angeles Premium Outlets and the other cells, are in the public right of way.

II. RECOMMENDATION

TAKE the following actions:

1. ACCEPT the Right of Way Dedication in Fee.
2. INSTRUCT the City Clerk to sign the Certificate of Acceptance.

III. ALTERNATIVES

1. DO NOT ACCEPT the Right of Way Dedication in Fee documents
2. TAKE another action the City Council deems appropriate consistent with the requirements of the law.

IV. BACKGROUND

On May 18th, 2015 the Authority acquired approximately 157 gross acres of real property in the City of Carson. The property is a former landfill site and is divided into five (5) cells and is subject to The Boulevards at South Bay Specific Plan, approved on February 8, 2006. The Specific Plan was amended on April 5, 2011 and amended again as the District at South Bay Specific Plan on April 3, 2018. The proposed right of way dedication would serve for public roadway and utility purposes. It will give the city the authority to allow the installation of public utility lines, such as sewer line, storm drain line, etc. to be maintained by each respective utility companies and agencies in the public right of way. Separate easements will be provided to the City of Carson for pedestrian sidewalks and bicycle use at a later date when the engineering is complete on the individual cells.

This section of Stamps Road is on native soil and is not part of the former landfill. It was a part of the original haul roads and was originally public right of way. It was vacated to the prior owner when a plan was developed to create a smaller, tighter radius Cell 4 for a single user on that cell; the resulting street was called New Stamps and would have been constructed on landfill, while maintaining the utility easements in the original Stamps Road alignment which would have no longer had street improvements. When the Authority acquired the parcel in 2015 and began to negotiate with CAM-Carson for the outlet mall, it was determined that returning to the original street alignment was far more practical and much more cost effective. Hence, the request to dedicate this portion of the street back to the City is being made to facilitate the approval and installation of public utilities in the street (sewer and storm drain). If the Authority decided to keep the street, the Authority would have to either create a public utility easement or maintain the utilities itself as "private."

Typically, dedications of right of way are not presented to the City Council for approval, but rather, are administratively processed by the City Clerk's signing of Certificates of Acceptance. In this instance, however, given the nature of this site and the corresponding approval by the Authority of the right of way dedication, staff felt it would be more appropriate for the Council to also consent to accepting the dedication.

V. FISCAL IMPACT

No expenditures of City funds are required as a result of this action.

VI. EXHIBITS

1. Location Map (pg. 3)
2. Right of way dedication documentation, legal description and plat (pgs. 4-8)

Prepared by: Evelyn Sanchez, PE, Associate Civil Engineer