



CITY OF CARSON

Legislation Text

File #: 2022-337, Version: 1

Report to Mayor and City Council

Tuesday, April 19, 2022

Consent

SUBJECT:

CONSIDERATION OF RESOLUTION OF SUPPORT FOR ECONOMIC DEVELOPMENT PROGRAMS FOR DEVELOPMENT OF ENVIRONMENTALLY CHALLENGED PROPERTIES WITHIN THE CITY OF CARSON (CITY COUNCIL)

I. SUMMARY

Several unimproved real properties located throughout the City suffer from hazardous materials contamination or other forms of environmental degradation, including without limitation well-documented soil and groundwater contamination (collectively herein, the "Properties"). Development proposals for the Properties are often stymied due to the difficulty and costs arising from contamination and polluted soil conditions. Proposed Resolution No. 22-068 would express the City's commitment to prioritizing the remediation and development of environmentally challenged Properties throughout the City, and direct staff 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.

II. RECOMMENDATION

WAIVE further reading and ADOPT 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"

III. ALTERNATIVES

TAKE another action the City Council deems appropriate, consistent with the requirements of the law.

IV. BACKGROUND

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. Properties that are the subject of proposed Resolution No. 22-068 remain unremediated and undeveloped to their economic potential.

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 soils conditions. And, 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.

Proposed Resolution No. 22-068 would declare the City's intention to formally prioritize the remediation and development of vacant, environmentally challenged Properties in the City. To this end, the Resolution declares the following:

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.

V. FISCAL IMPACT

None.

VI. EXHIBITS

Resolution No. 22-068 (pgs. 4 - 6)

Prepared by: City Attorney's Office