



City of Carson

Report to Mayor and City Council

October 7, 2014
New Business Discussion

SUBJECT: CONSIDER APPROVAL TO LEASE A PORTION OF THE PROPERTY LOCATED AT 2403 E. 223RD STREET TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR A TEMPORARY CONSTRUCTION EASEMENT

Submitted by Barry M. Waite
Acting Director of Community Development

Approved by Nelson Hernandez
City Manager

I. SUMMARY

The City of Carson (City) is being asked to approve a lease with the California Department of Transportation (Cal Trans) for a temporary construction easement (Easement) on the property located at 2403 E. 223rd Street (Exhibit No. 1) (Property). Cal Trans will use the easement as a construction storage facility and access road for improvements to be done to the Dolores Overhead/Bridge along the I-405 Freeway. The lease and the easement will expire March 28, 2018. Cal Trans will pay the City a sum of \$260,548.49 for use of the Property during the term of the lease, said terms and conditions will be memorialized in a lease agreement with Cal Trans.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE leasing the Property to Cal Trans.
2. AUTHORIZE the Mayor to execute the lease agreement upon its completion following approval as to form by the City Attorney.

III. ALTERNATIVES

TAKE another action the Council deems appropriate.

IV. BACKGROUND

Cal Trans is preparing to make certain improvements along the I-405 Freeway. As part of the project, Cal Trans will be working on the Dolores Overhead/Bridge near the Property. They require a storage area at the eastern end of the Property and access to it (Exhibit No. 1). Cal Trans will require the Easement from the time the lease is executed to March 28, 2018 (Term). The lease rate is based on 10% of the Property's appraised value of \$25.00 per square foot. The rate is thus, \$2.50 per square foot, per year. The proposed leased area totals 40,343 square feet. The entire lease payment of \$260,548.49 will be made in full upon execution of a lease agreement. At the end of the Term, Cal Trans will return the Property to the City in its original condition. The stated terms and conditions will be memorialized in a lease agreement with Cal Trans.

Should Council not approve leasing the Property, Cal Trans has the right to exercise its power of eminent domain. Staff recommends approval to lease the Property to Cal Trans.

V. FISCAL IMPACT

The City will receive \$260,548.49 for deposit into its general fund.

VI. EXHIBITS

1. Site Map (pg. 3)

Prepared by: Amelia Soto, Acting Project Manager

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TO: Rev07-02-2014

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Public Works
Community Development	Community Services

Action taken by City Council

Date _____ Action _____

