



STAFF REPORT

DATE: 06/18/2025
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2025-260

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

RESOLUTION NO. 2025-087 ORDERING THE SUMMARY VACATION OF EXCESS PUBLIC RIGHT-OF-WAY ON THE SOUTH SIDE OF GREEN RIVER ROAD WEST OF DOMINGUEZ RANCH ROAD

EXECUTIVE SUMMARY:

This staff report asks the City Council to adopt Resolution No. 2025-087 ordering the summary vacation of a portion of Green River Road, located on the south side of Green River Road, just west of Dominguez Ranch Road. The owner of the property adjacent to the excess right of way intends to purchase and combine the excess right of way with the property, which is approved for an industrial business park. On April 7, 2025, the Planning and Housing Commission adopted Resolution No. 2663 determining that the vacation of excess right-of-way on Green River Road is consistent with the General Plan.

RECOMMENDED ACTION:

That the City Council adopt Resolution No. 2025-087 ordering the summary vacation of a portion of public-right-of-way on Green River Road, west of the intersection of Green River Road and Dominguez Ranch Road.

BACKGROUND & HISTORY:

On November 25, 2024, the Planning and Housing Commission approved a General Plan Amendment, Specific Plan Amendment, Tentative Tract Map and Precise Plan to develop 49.31 acres into an industrial business park located on the south side of Green River Road and west Dominguez Ranch Road. The developer of the project is PSIP WR Green River, LLC. The project was subsequently approved by the City Council on February 5, 2025.

The approved site plan included a 0.852-acre portion of right-of-way on Green River Road and portions of two City-owned properties totaling 2.55 acres, which the developer had been in the process of acquiring from the City. The right-of-way on Green River Road that is proposed to be vacated is located on the south side of Green River Road, just west of Dominguez Ranch Road (“Proposed Vacated ROW”).

On April 7, 2025, the Planning and Housing Commission adopted Resolution No. 2663 determining that the vacation of excess right-of-way on Green River Road is consistent with the General Plan.

ANALYSIS:

California Streets and Highways Code Section 8334(a) authorizes the summary vacation of excess right-of-way of a street or highway that is not required for street or highway purposes. The south side of Green River Road, which is classified as a major arterial 6 lane road, will be improved to its ultimate width by the developer. The Proposed Vacated ROW consists of vegetated land that is not part of the pedestrian or vehicular travel way and is not needed or required for street purposes.

The developer will purchase the excess right-of-way from the City once it has been vacated.

FINANCIAL IMPACT:

There is no financial impact associated with the recommended action.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action merely approves the vacation of right-of-way where such right-of-way is no longer needed, and there is no possibility that approving this vacation will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: NOE HERRERA, P.E., SENIOR ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Resolution No. 2025-087