



City of Carson Report to Mayor and City Council

September 21, 2010
New Business Consent

SUBJECT: CONSIDER RESOLUTION NO. 10-095 ADOPTING WRITTEN FINDINGS TO WRITTEN OBJECTIONS TO THE PROPOSED 2010 AMENDMENT; CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT; APPROVING THE AMENDED FIVE-YEAR IMPLEMENTATION PLAN; AND INTRODUCING ORDINANCE NO. 10-1459 ADOPTING THE 2010 AMENDMENT TO THE REDEVELOPMENT PLANS FOR THE EXISTING PROJECT AREAS

Submitted by Clifford W. Graves
Economic Development General Manager

Approved by Jerome G. Groomes
City Manager

THIS IS A COMPANION AGENDA ITEM

I. SUMMARY

The Carson Redevelopment Agency (Agency) seeks to amend the Redevelopment Plans for Project Area No. 1, Merged and Amended Project Area, and Project Area No. 4 (Existing Project Areas). The purpose of the proposed amendment is to: merge the Existing Project Areas; add one project to the approved capital improvement project list for Project Area No. 1; and re-establish and extend eminent domain authority within the Existing Project Areas for 12 years except for property that is zoned or used for any residential purpose, which includes mobilehomes and trailer parks, as stated in the Redevelopment Plans.

The City Council is requested to:

1. Consider Resolution No. 10-095 (Exhibit No. 1) adopting written findings to written objections to the 2010 Amendment, certifying the Final Environmental Impact Report (Final EIR), and adopting the Amended Five-Year Implementation Plan.
2. Consider Ordinance No. 10-1459 (Exhibit No. 2) approving and adopting the 2010 Amendment Plan and accompanying documents relating to addressing written comments received prior to the September 7, 2010 Joint Public Hearing.

II. RECOMMENDATION

TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 10-095, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING WRITTEN FINDINGS TO WRITTEN OBJECTIONS RECEIVED FROM AFFECTED TAXING ENTITIES AND PROPERTY OWNERS ON THE PROPOSED 2010 AMENDMENT TO THE

6.

REDEVELOPMENT PLANS FOR PROJECT AREA NO. 1, MERGED AND AMENDED PROJECT AREA, AND PROJECT AREA NO. 4, AND CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, AND ADOPTING THE AMENDED FIVE-YEAR IMPLEMENTATION PLAN RELATED THERETO.”

2. WAIVE further reading and INTRODUCE Ordinance No. 10-1459, “AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, (1) AMENDING THE REDEVELOPMENT PLANS FOR PROJECT AREA NO. 1, MERGED AND AMENDED PROJECT AREA, AND PROJECT AREA NO. 4 TO MERGE THE RESPECTIVE PROJECT AREAS TO CREATE THE CARSON CONSOLIDATED PROJECT AREA, AND (2) APPROVING AN EXTENSION AND RE-STATEMENT OF AGENCY EMINENT DOMAIN AUTHORITY OVER NON-RESIDENTIALLY-ZONED PROJECT AREAS, AND (3) ADDING ONE PROJECT TO THE CAPITAL IMPROVEMENT PROJECTS LIST FOR PROJECT AREA NO. 1.”

III. ALTERNATIVES

1. CONTINUE this item to a specific date.
2. TAKE another action the City Council deems appropriate.

IV. BACKGROUND

Plan Amendment Process

In the summer of 2009, the City Council and the Agency Board began a process for the consideration and adoption of the proposed 2010 Amendment to the Redevelopment Plans of the Existing Project Areas for financial and administrative reasons, pursuant to the California Community Redevelopment Law, Health and Safety Code Section 33000 et seq., (CRL). A number of actions have been taken, including preparation of the draft 2010 Amendment, an Initial Study and Environmental Impact Report, and a Report to Council that provides an administrative record for the plan amendment process and describes the required findings and implications of the 2010 Amendment.

The 2010 Amendment is needed to ensure the future financial viability of the Existing Project Areas. As documented in the Report to Council, Project Area No. 1 and Project Area No. 4 will not generate sufficient tax increment revenues to fund all of the redevelopment activities required to successfully eradicate blight. Without merging the Existing Project Areas, two of the three Existing Project Areas will not be financially viable.

The Agency Board also seeks to re-establish and extend eminent domain authority within the Existing Project Areas for 12 years except for property that is zoned or used for any residential purpose, which includes mobilehomes and trailer parks, as stated in the Redevelopment Plans. While the Agency may never use eminent

domain, maintaining the legal authority to obtain property via this process as a last resort is vital to the successful redevelopment of the Existing Project Areas. If the Agency was to lose its eminent domain authority, its ability to implement new projects could be jeopardized, including the use of the Polanco Act may be required. Should the Agency be unable to assemble and gain site control of critical redevelopment sites, the potential for alleviating blight and redevelopment is less likely.

On September 7, 2010, the City Council and Agency Board held a joint public hearing where staff made a presentation and all evidence and testimony for and against the proposed 2010 Amendment was presented (Exhibit No. 5).

The final component of the 2010 Amendment is to add the rehabilitation and expansion of the Carson Sheriff's Station to the approved list of capital improvements for Project Area No. 1. While the County is funding the majority of the needed improvements, the Agency could fund infrastructure improvements and other upgrades.

Written Findings in Response to Written Objections

The Agency Board received four written objections to the proposed 2010 Amendment at or before the joint public hearing held on September 7, 2010 (Exhibit No. 3). Staff has prepared written findings in response to each written objection (Exhibit No. 4). At tonight's meeting, the City Council and Agency Board are being asked to consider and approve the Agency's written findings in response to written objections to the 2010 Amendment. In accordance with CRL Section 33363, staff has prepared written findings in response to all written objections received from affected property owners (no objections were received from affected taxing entities) at or before the joint public hearing. The City Council and Agency Board are being asked to review and consider adopting the written findings at tonight's meeting.

Adoption of Final Environmental Impact Report (Final EIR)

The City Council is also being asked to consider adopting a resolution approving and adopting the Final EIR for the 2010 Amendment. The Agency followed the appropriate environmental review process for the 2010 Amendment. The Final EIR, along with the Initial Study, was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et. seq.). The Final EIR evaluated the potential environmental impacts and found that the proposed 2010 Amendment would not present any adverse environmental impacts. Additional environmental review will be conducted as site specific implementation projects are considered.

In accordance with CEQA provisions, the Final EIR was available for public review and comment for a period of thirty (30) days. A notice of intent to adopt the Final EIR and its availability for public review and comment was also

published separately on July 22, July 29, and August 5, 2010, in *Our Weekly*, a newspaper of general circulation in the city of Carson. In addition, an opportunity for public testimony on the Final EIR was provided at the September 7, 2010 joint public hearing. The Final EIR was provided to the City Council and Agency Board prior to the joint public hearing as an attachment to the Report to Council.

Introduction of Ordinance

After consideration of all written findings in response to written objections, the City Council is being asked to consider introducing the Ordinance adopting the proposed 2010 Amendment and to conduct the first reading of the Ordinance (Exhibit No. 2). If a first reading is conducted at today's meeting, the City Council will conduct a second reading of the Ordinance on October 5, 2010.

V. FISCAL IMPACT

None

VI. EXHIBITS

1. Resolution No. 10-095. (pgs. 5-6)
2. Ordinance No. 10-1459. (pgs. 7-17)
3. Written objections received in response to 2010 Amendment. (pgs. 18-24)
4. Written findings to written comments received in response to 2010 Amendment. (pgs. 25-33)
5. Presentation of proposed 2010 Amendment. (pgs. 34-43)

Prepared by: Boris Sztorch, Senior Redevelopment Project Manager

sf:Rev061902

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development Services	Public Services

Action taken by City Council

Date _____ Action _____

RESOLUTION NO. 10-095

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING WRITTEN FINDINGS TO WRITTEN OBJECTIONS RECEIVED FROM AFFECTED TAXING ENTITIES AND PROPERTY OWNERS ON THE PROPOSED 2010 AMENDMENT TO THE REDEVELOPMENT PLANS FOR PROJECT AREA NO. 1, MERGED AND AMENDED PROJECT AREA, AND PROJECT AREA NO. 4, AND CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, AND ADOPTING THE AMENDED FIVE-YEAR IMPLEMENTATION PLAN RELATED THERETO

WHEREAS, pursuant to the provisions of the California Community Redevelopment Law Health and Safety Code Section 33300 et seq., (CRL), in 1971, the City Council of the City of Carson (City Council) adopted the Redevelopment Plan for Project Area No. 1; in 1996 the City Council adopted the Amended and Restated Redevelopment Plan for the Merged and Amended Project Area (comprising of the merged Project Area No. 2 and Project Area No. 3); in 2002, the City Council adopted the Redevelopment Plan for Project Area No. 4 (collectively, the Redevelopment Plans); and

WHEREAS, the Carson Redevelopment Agency (Agency) has prepared the amendment to the Redevelopment Plans for Project Area No. 1, Merged and Amended Project Area, and Project Area No. 4 (Existing Project Areas) to merge the Existing Project Areas into the Carson Consolidated Project Area, extend and re-establish eminent domain over non-residential uses throughout the Existing Project Areas, and add one project to the approved projects list for Project Area No. 1 (2010 Amendment); and

WHEREAS, an Environmental Initial Study and Final Environmental Impact Report (Final EIR) (State Clearing House No. 2009111077) has been prepared that addresses the potential impacts of the 2010 Amendment, all in accordance with the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, the Final EIR has been prepared in accordance with the CEQA and the California CEQA Guidelines; and

WHEREAS, the Final EIR identified that any impact would be less than significant and that no mitigation beyond existing regulations would be required; and

WHEREAS, an Amended Five-Year Implementation Plan, an attachment to the Report to Council was prepared pursuant to CRL Section 33451.5(c)(7), is incorporated by reference; and

WHEREAS, on June 22, 2010, the Carson Planning Commission adopted Resolution No. 10-2319 making a report and finding that the proposed 2010 Amendment conforms to the General Plan of the city of Carson; and

WHEREAS, on September 7, 2010, the City Council and Agency Board held a duly noticed joint public hearing to receive testimony from the public relative to the 2010 Amendment and the related Environmental Initial Study and Final EIR; and

[MORE]



WHEREAS, the City Council has provided an opportunity for all persons to be heard and has considered all written objections received and all evidence and testimony presented for or against any and all aspects of the 2010 Amendment and related Environmental Initial Study and Final EIR; and

WHEREAS, CLR Section 33363 provides that, before adopting an amendment to a redevelopment plan, the City Council, who is the legislative body, shall make written findings in response to each written objection received from an affected taxing entity or property owner received before at the noticed joint public hearing; and

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, based on the evidence presented to the City Council, including the written staff report and oral testimony on this matter, the City Council hereby find, determine and resolve as follows:

Section 1. The recitals hereto are true and correct and incorporated herein.

Section 2. The City Council hereby adopts the written findings in response to written objections received from affected taxing entities and property owners as set forth in Attachment A, and incorporated herein by reference.

Section 3. The City Council hereby certifies the Final Environmental Impact Report (State Clearing House No. 2009111077) prepared for the 2010 Amendment to the Existing Project Areas, pursuant to CEQA, and identifying that any impact would be less than significant and that no mitigation beyond existing regulations would be required.

Section 4. The City Council hereby approves and adopts the Amended Five-Year Implementation Plan.

Section 5. The City Clerk of the city of Carson shall certify the adoption of this resolution.

PASSED, APPROVED and ADOPTED this 21st day of September, 2010.

Mayor Jim Dear

ATTEST:

City Clerk Helen S. Kawagoe

APPROVED AS TO FORM:

City Attorney



ORDINANCE NO. 10-1459

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, (1) AMENDING THE REDEVELOPMENT PLANS FOR PROJECT AREA NO. 1, THE MERGED AND AMENDED PROJECT AREA, AND PROJECT AREA NO. 4 TO MERGE THE RESPECTIVE PROJECT AREAS TO CREATE THE CARSON CONSOLIDATED PROJECT AREA, AND (2) APPROVING AN EXTENSION AND RE-INSTATEMENT OF AGENCY EMINENT DOMAIN AUTHORITY OVER NON-RESIDENTIALLY ZONED PROJECT AREAS, AND (3) ADDING ONE PROJECT TO THE CAPITAL IMPROVEMENT PROJECTS LIST FOR PROJECT AREA NO. 1.

WHEREAS, the Carson Redevelopment Agency (Agency) is a community redevelopment agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the California Community Redevelopment Law (Part 1 of Division 24, commencing with Section 33000, of the Health and Safety Code of the State of California) (CRL); and

WHEREAS, since its activation, the Agency Board has to date adopted three redevelopment project areas (collectively, the Existing Plans) as follows: Redevelopment Project Area No. 1 adopted in 1971; the Merged and Amended Project Area most recently amended in 1996; and Redevelopment Project No. 4, adopted in 2002; and

WHEREAS, in 1971 the City Council of the city of Carson (City) adopted and established Redevelopment Project Area No. 1 (Project Area No. 1), which covered approximately 635 acres primarily in the City's center. In 1975, 1984, and 1996, Project Area No. 1 was expanded by a combined total of 1,000 acres to include the Carson Street corridor, refinery operations, and a portion of northwest Carson. Project Area No. 1 is configured generally in the shape of an "L", with its vertical extension bounded by Alondra Boulevard on the north, Figueroa Street on the west, Main Street on the east; and its horizontal extension bounded by Del Amo Boulevard on the north, Carson Street on the south, Figueroa Street on the west, and Wilmington Avenue on the east. Project Area No. 1 includes a mix of residential, commercial and industrial uses; and

WHEREAS, the Merged and Amended Project Area was adopted in 1996, bringing together the redevelopment plans for Redevelopment Project Area No. 2 (Project Area No. 2) and Redevelopment Project Area No. 3 (Project Area No. 3), and adding the northeast corner of Sepulveda Boulevard and Alameda Street to the project. The Merged and Amended Project Area contains an estimated 1,430 acres and covers portions of east and south Carson along Carson Street, Alameda Street, 223rd Street, Avalon Boulevard, Sepulveda Boulevard, Lomita Boulevard, Wilmington Avenue, and Main Street. Project Area No. 2 was originally adopted in 1974 and later amended to add territory in 1982, and 1996. Project Area No. 2 contains approximately 730 acres and includes a 500-acre business park, residential neighborhoods, and various commercial, industrial and public properties. The other component of the Merged and Amended Project is Project Area No. 3, which was originally adopted in 1984 and amended in

EXHIBIT NO. - 2

[MORE]



1996 to add territory to the project. Project Area No. 3 covers approximately 700 acres, focusing mainly on heavy industrial land uses along the corridors of Carson and Alameda Streets; and

WHEREAS, Redevelopment Project Area No. 4 (Project Area No. 4) was adopted in 2002 to address numerous blighting conditions that existed outside of Redevelopment Project Area No. 1 and the Merged and Amended Project Area. Project Area No. 4 encompasses approximately 1,034 acres in 10 non-contiguous areas throughout the City. At adoption of Project Area No. 4, blighted conditions included physical deterioration of buildings and facilities, areas of incompatible land uses, lots of irregular form and shape and of inadequate size for proper development, substandard storm drainage in residential housing tracts, parcels suffering from depreciated values and impaired investments, and a variety of other conditions that are a threat to the public health, safety, and welfare. In addition to complimenting Project Area No. 1 and the Merged and Amended Project Area, the adoption of Project Area No. 4 was intended to create an opportunity to merge all of the Project Areas into a single financial and administrative unit, capable of achieving the Agency's redevelopment goals throughout the entire City; and

WHEREAS, the current configurations of Project Area No. 1, the Merged and Amended Project Area, and Project Area No. 4 as adopted under the Existing Plan are hereinafter referred to as the "Existing Project Areas". The ordinances adopting the Existing Plan, including the findings and determinations made by the City Council therein are made a part hereof by reference, and are final and conclusive, there having been no action timely brought to question the validity of the Existing Plan; and

WHEREAS, the Agency now desires to amend the Existing Plan to achieve the following three amendments: (i) merge the three Existing Project Areas into a single project area to be known as the "Carson Consolidated Project Area" or "Project Area," and (ii) add the rehabilitation of the Carson Sheriff's Station located at 21356 S. Avalon Boulevard to the approved list of capital improvement projects in the Existing Plan, and (iii) extend and re-establish the Agency's use of eminent domain, as a last resort, on non-residential property, for 12 years (collectively, the "2010 Amendments"); and

WHEREAS, pursuant to CRL 33346, the Agency submitted the proposed 2010 Amendments and related documents to the Planning Commission for the Commission's report and recommendations and to confirm its conformity to the City's General Plan. On June 22, 2010, the Planning Commission recommended approval of the 2010 Amendments by adopting Resolution No. 10-2319, based on the findings that the 2010 Amendments do not contain provisions which would alter land use designations, nor do the 2010 Amendments affect the land use provisions of the Existing Plan, and thus the 2010 Amendments are in conformance with the City of Carson General Plan; and

WHEREAS, the City, acting as the Lead Agency, prepared an Environmental Initial Study and Final Environmental Impact Report as State Clearing House No. 2009111077 (Final EIR) to address the potential impacts of the 2010 Amendments, all in accordance with the provisions of the California Environmental Quality Act (CEQA) and the Guidelines for Implementation of the California Environmental Quality Act, (Title 14, California Code of Regulations §15000 *et seq.*) and local procedures adopted by the Agency pursuant thereto. On

September 7, 2010, the City Council and Agency Board held a duly noticed joint public hearing to receive testimony from the public relative to the 2010 Amendments and the related Environmental Initial Study and Final EIR. On September 21, 2010, prior to its consideration of this Ordinance, the City Council certified the Final EIR pursuant to the California Environmental Quality Act and adopted environmental findings; and

WHEREAS, the City Council has received from the Agency the proposed 2010 Amendments, a complete copy of which is attached (Exhibit A). The City Council is also in receipt of the Agency's Report to Council on the 2010 Amendments (Agency Report), which includes: a "Report on Blight" (Exhibit B) submitted to the State Department of Finance (DOF) and the State Department of Housing and Community Development (HCD) pursuant to CRL Section 33451.5(c), the reasons for the 2010 Amendments, a description of significant remaining physical and economic blighting conditions in the proposed Carson Consolidated Project Area, the need for a merger of the Existing Project Areas in order to facilitate the elimination of blight, the need for extended non-residential eminent domain authority to eliminate remaining blight, addition of the Carson Sheriff's Station rehabilitation project to the list of capital improvement projects in the Existing Plan, an amendment to the Agency's existing Implementation Plan, a new neighborhood impact report, a discussion if any methods of relocation that may be required, the report of the City's Planning Commission with respect to the conformity of the 2010 Amendments with the City General Plan, a discussion of the Final EIR, a summary of consultations with property owners, businesses and community organizations, and a summary of consultations with affected taxing agencies; and

WHEREAS, a Project Area Committee (PAC) was not required to be formed in connection with the 2010 Amendments because the proposed 2010 Amendments do not contain authority for the Agency Board to use eminent domain to acquire properties on which any person resides; and

WHEREAS, the City Council and the Agency Board held a joint public hearing on September 21, 2010, on the adoption of the 2010 Amendments, an amendment to the Agency's Five-Year Implementation Plan and on the adoption and certification of the Final EIR in the City Council Chambers at 701 E. Carson Street, Carson, CA 90745; and

WHEREAS, notice of said joint public hearing was duly and regularly published in a newspaper of general circulation in the City, once a week for three successive weeks prior to the date of such joint public hearing, and a copy of said notice and affidavit of publication are on file with the City Clerk and the Agency; and

WHEREAS, copies of the notice of joint public hearing, together with a statement concerning acquisition of property by the Agency, were mailed by first class mail to the last known address of each assessee of each parcel of land in the proposed Carson Consolidated Project Area, as shown on the last equalized assessment roll of the County of Los Angeles; and

WHEREAS, copies of the notice of joint public hearing were mailed by first class mail to all residents and businesses in the proposed Carson Consolidated Project Area; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency that receives taxes from property in the proposed Carson Consolidated Project Area; and

WHEREAS, the Agency Board and the City Council have reviewed and considered the Final EIR, as prepared and submitted pursuant to CEQA, the CEQA Guidelines, and CRL Section 33352, and determined that the 2010 Amendments will not have a significant effect on the environment; and

WHEREAS, the City Council has considered the report and recommendation of the Planning Commission, the Agency Report to the City Council (and all supplements thereto), including an amendment to the Agency's Implementation Plan incorporated therein, and the 2010 Amendments to the Existing Plan, has provided an opportunity for all persons to be heard, and has received and considered all evidence and testimony presented for or against any and all aspects of the 2010 Amendments and, if necessary, has made written findings in response to each written objection of an affected property owner or taxing entity, if any, filed with the City Clerk before or during such joint public hearing; and

WHEREAS, all actions required by law have been taken by all appropriate public bodies.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARSON:

Section 1. The purposes and intentions of the City Council with respect to the 2010 Amendments are to (i) merge the three Existing Project Areas into the single Carson Consolidated Project Area, and (ii) add the rehabilitation of the Carson Sheriff's Station located at 21356 S. Avalon Boulevard to the approved list of capital improvement projects in the Existing Plan, and (iii) extend eminent domain authority over non-residential properties within the Carson Consolidated Project Area until the date that is 12 years from the effective date of the proposed 2010 Amendments. These actions will assist in the elimination of significant blighting conditions that will remain in the Carson Consolidated Project Area, will assist in preventing the reoccurrence of such remaining blighting conditions, and will enable the Agency to fully achieve the goals and objectives for redevelopment of the Carson Consolidated Project Area pursuant to the Redevelopment Plan as amended by the 2010 Amendments.

Section 2. Based on the evidence in the record, including, but not limited to, the Agency's Report to the City Council on the 2010 Amendments prepared in accordance with CRL Section 33352, and all documents referenced therein, and evidence and testimony received at the joint public hearings on adoption of the 2010 Amendments held on September 7, 2010, and September 21, 2010, the City Council hereby makes the following findings and determinations as warranted by the 2010 Amendments:

a) Significant blight will remain within the Existing Project Areas once they are merged into the Carson Consolidated Project Area; that blight cannot be eliminated without the 2010 Amendments, including the extension of eminent domain authority over non-residential property where no person or persons reside. The continued redevelopment of the Carson Consolidated Project Area will be necessary to effectuate the public purposes declared in the CRL. These

findings are based on the following facts, as more particularly set forth in the Agency's Report to the City Council:

1) The Existing Project Areas, once merged into the Carson Consolidated Project Area, will continue to suffer from a combination of blighting physical and economic conditions, in that: (i) generally, as economic conditions decline there is a corresponding lack of investment in physical maintenance of properties, which further perpetuates physical blight, (ii) despite Agency efforts to eliminate blight in the Existing Project Areas, several large portions of the area continue to show signs of significant deterioration and dilapidation resulting from long-term neglect and lack of property owner investment; (iii) of the Carson Consolidated Project Area parcels that were noted during the 2009 Field Survey as deteriorated and dilapidated, approximately 50% exhibited two or more serious conditions of deterioration; (iv) zip codes within the Carson Consolidated Project Area have experienced more significant depreciation than seen on average regionally, Existing Project Area property values depreciated by about 28.7% between September 2008 and September 2009 as compared to 8.6% to 8.9% County and City wide, and (v) the Existing Project Areas contain 183 active and closed hazardous waste sites, which contaminated sites significantly magnify a negative effect on surrounding property values and perpetuate a lack of investment on the part of property owners, lenders and private enterprise. These significant remaining blighting conditions constitute a serious physical and economic burden on the City that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment. The sum of these blighting conditions are significant and of the magnitude to warrant continued Agency assistance.

2) The significant remaining blighting within the Existing Project Areas cannot be eliminated without the 12-year extension of the Agency's non-residential eminent domain authority. This finding is based on the facts, as more particularly set forth in the Agency's Report to the City Council, that the extension and re-instatement of the Agency's eminent domain authority is necessary to help acquire and consolidate parcels to eliminate these blighting conditions in the proposed Carson Consolidated Project Area and make the area more attractive and feasible for private investment. The Agency's proposal to re-instate and extend eminent domain authority throughout the Existing Project Areas would enable the Agency to facilitate land acquisition and assembly, which would prove to be the most efficient means to accomplish private development and redevelopment of the proposed Carson Consolidated Project Area.

3) The redevelopment actions needed to aid in the elimination and correction of the blighting conditions that will remain in the Carson Consolidated Project Area are extensive and cannot be accomplished without redevelopment because other available governmental actions and resources are insufficient to address all of the remaining blighting conditions and the costs and risks to individual owners and developers are too great. The prevalence of unsafe and unhealthy buildings, hazardous waste issues that impair property values, low lease rates, high business vacancies and a high crime rate in the Carson Consolidated Project Area, as detailed in the Agency Report, are direct indicators that the private sector alone has been unable to marshal the private debt and



equity resources to overcome such problems, and needs a catalyst, in the form of strategic redevelopment investment by the Agency, to overcome these adverse private property conditions. Furthermore, public/private partnership financing mechanisms (such as assessment districts, Mello-Roos, or Business Improvement Districts) in an area such as the Carson Consolidated Project Area are not feasible methods of blight elimination in this case because the Carson Consolidated Project Area already faces challenges in attracting private investment; therefore imposing additional taxes through assessments on property may in fact deter private investment by increasing costs paid annually by property owners.

b) The 2010 Amendments will permit the continued redevelopment of the Carson Consolidated Project Area in conformity with the CRL and in the interests of the public peace, health, safety and welfare. This finding is based upon the fact that the purposes of the CRL would be attained by implementing the Existing Plan, as amended by the 2010 Amendments, to eliminate and correct remaining conditions of blight in Carson Consolidated Project Area and to prevent their reoccurrence through the implementation of the Agency's on-going projects and programs in conjunction with other agencies public and private projects and programs. Further, the 2010 Amendments conform to, and further, the public peace, health, safety and welfare because blighted areas create physical and economic liabilities to the community that require redevelopment to protect the health, safety, and general welfare of the public (e.g., blighted areas present challenges to the community and disproportionately impact community resources such as police and fire services). Further, the 2010 Amendments' proposed addition of a rehabilitation project for existing Sheriff departments and construction of additional law enforcement office space will substantially improve the ability of Carson Sheriff Station Department staff and officers to handle storage and work space demands and consolidate resources of interdependent departments in order to quickly and efficiently address the current and future police service needs, such as high crime, throughout the Carson Consolidated Project Area in furtherance of the public peace, health, safety and welfare.

c) The adoption and carrying out of the 2010 Amendments is economically sound and feasible because the merger of Existing Project Areas proposed by the 2010 Amendments allows the Agency greater flexibility in the use of its tax-increment revenues; without merging the Existing Project Areas, the Agency does not have the financial resources to address blight in each subarea if they remain as separate project areas. Moreover, the proposed 2010 Amendments do not affect the Agency's authority to fund activities from a variety of sources, therefore indicating that the 2010 Amendments will have no impact on the economic soundness or feasibility of programs in the Carson Consolidated Project Area or of the Agency itself.

d) The 2010 Amendments are consistent with the General Plan, including, but not limited to, the Housing Element of the General Plan, which substantially complies with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code. This finding is based upon the fact that the 2010 Amendments do not contain provisions which would alter land use designations, nor do the proposed 2010 Amendments affect the land use provisions of the existing Redevelopment Plans. On June 22, 2010, the Planning Commission adopted Resolution No. 10-2319, finding that the 2010 Amendments are in conformance with the City of Carson General Plan. A copy of Resolution No. 10-2319 is attached as Appendix 4 to the Agency Report (Exhibit B).

e) The carrying out of the 2010 Amendments would promote the public peace, health, safety and welfare of the City and would effectuate the purposes and policies of the CRL. This finding is based on the fact that redevelopment will benefit the Carson Consolidated Project Area as a whole by correcting conditions of blight, and by coordinating public and private actions to stimulate development and improve the economic and physical conditions of the Carson Consolidated Project Area. Further, the 2010 Amendments' proposed addition of a rehabilitation project for existing Sheriff departments and construction of additional law enforcement office space will substantially improve the ability of Carson Sheriff Station Department staff and officers to handle storage and work space demands and consolidate resources of interdependent departments in order to quickly and efficiently address the current and future police service needs, such as high crime, throughout the Carson Consolidated Project Area.

f) The condemnation of real property within the Carson Consolidated Project Area, to the extent provided for in the 2010 Amendments, is necessary for the overall execution of the Agency's Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law. This finding is based upon the facts set forth in the Agency's Report to Council, in particular, that without the 12-year extension of non-residential eminent domain authority, the Agency's redevelopment efforts may be substantially impaired. This finding is further based on the fact that in connection with the acquisition of property by the Agency, the Agency will comply with all applicable provisions of the California Eminent Domain Law (Code of Civil Procedure Section 1230.010 *et seq.*) and the California Relocation and Real Property Acquisition Laws (Government Code Section 7260 *et seq.*), including provisions requiring the payment of just compensation, and the fact that the 2010 Amendments do not authorize the use of eminent domain to acquire real property on which persons reside.

g) The Agency has a feasible method and plan for the relocation of families and persons who might be displaced, temporarily or permanently, from housing facilities in the Carson Consolidated Project Area. The Agency also has a feasible method and plan for relocation of businesses. This finding is based upon the fact that the Agency will provide relocation assistance according to law, and the fact that such assistance, including relocation payments, constitutes a feasible method for relocation. Further, the 2010 Amendments effect no changes to the Agency's existing feasible methods and plans for the relocation of displaced persons and families living in residences because the 2010 Amendments do not authorize the use of eminent domain to acquire real property on which persons reside.

h) There are, or shall be provided, within the Carson Consolidated Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons who might be displaced from the Carson Consolidated Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to CRL Sections 33411 and 33411.1, and dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to CRL Sections 33334.5, 33413 and 33413.5. Further, the 2010 Amendments do not authorize the use of eminent domain to acquire real property on which persons reside, therefore obviating the possibility of families and persons who might be displaced from the Carson Consolidated Project Area.

i) All non-contiguous areas of the Carson Consolidated Project Area are either blighted or necessary for effective redevelopment, and are not included for the purpose of obtaining the allocation of taxes from the non-contiguous areas pursuant to Section 33670 without other substantial justification for their inclusion. This finding is based on the fact that the boundaries of the Existing Project Areas were all chosen to be added to the Existing Plan as a unified and existing whole to include lands that were underutilized because of blighting influences, or affected by the existence of blighting influences, and land uses significantly contributing to the condition of blight, which inclusion is necessary to achieve the objectives and benefits of the Agency's Redevelopment Plan. The 2010 Plan Amendments merely merge Existing Project Areas into the Carson Consolidated Project Area; the Amendments do not add any non-contiguous areas that were not already part of the Existing Plan as a result of their blighted condition.

j) Inclusion of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare into the Carson Consolidated Project Area is necessary for the effective redevelopment of the area of which they are a part. Any area included in the Carson Consolidated Project Area is necessary for effective redevelopment and is not included for the purpose of merely obtaining the allocation of tax increment revenues from the area pursuant to Section 33670 without other substantial justification for its inclusion. Lands, buildings and improvements which are not detrimental to the public health, safety, or welfare that are included in the Carson Consolidated Project Area are so included because of their proximity to blighted conditions or connection to blighted infrastructure or environmentally degraded lands. Inclusion of non-blighted lands, buildings, or improvements in the Carson Consolidated Project Area is required for the uniform and contiguous redevelopment of the Area, not for the mere purpose of obtaining the allocation of tax increment revenues. Moreover, the 2010 Plan Amendments merely merge Existing Project Areas into the Carson Consolidated Project Area; the Amendments do not add any areas or improvements that were not already part of the Existing Plan as a result of their blighted condition.

k) The Carson Consolidated Project Area is predominantly urbanized. The Carson Consolidated Project Area consists of a dense concentration of industrial, commercial and high-density residential parcels, many of which are located on substandard-sized lots. Further, the Carson Consolidated Project Area is largely served by high-traffic arterial roadways and major thoroughfares serving the City as a whole as well as the surrounding City of Los Angeles. In fact, the City itself is predominantly urbanized as it is located approximately 13 miles south of the City of Los Angeles Civic Center and six miles north of the Port of Los Angeles at San Pedro. The City lies adjacent to the City of Los Angeles on the northwest, south and southeast, the City of Compton on the northeast, City of Torrance on the west, the City of Long Beach on the east, and unincorporated areas of Los Angeles County on the north, southwest, and east.

l) The time limitation and, if applicable, the limitation on the number of dollars to be allocated to the Agency that are contained in the 2010 Amendments are reasonably related to the proposed projects to be implemented in the Carson Consolidated Project Area and to the ability of the Agency to eliminate blight within the Carson Consolidated Project Area. The Carson Consolidated Project Area is comprised of 10 subareas that were included in redevelopment project areas over the past 37 years. Each of the sub-areas has a separate time limit that is generally based on the respective project's adoption date. During the next five years, one of the

10 sub-areas (the original 1971 sub-area in Project Area No. 1) will reach its expiration date on December 20, 2014. The remaining two sub-areas within Project Area No. 1 will continue until the expiration of their respective limits.

m) The elimination of remaining blight and the redevelopment of the Carson Consolidated Project Area could not reasonably be expected to be accomplished by private enterprise acting alone, or by governmental action, or both, without the aid and assistance of the Agency. This finding is based upon the existence of blighting influences, as more particularly set forth in the Agency's Report to Council, and the inability of individual property owners or developers to economically remove these blighting influences without public assistance, and the inadequacy of other governmental programs and financing mechanisms to eliminate blight, including the provision of adequate public improvements and facilities. The prevalence of unsafe and unhealthy buildings, hazardous waste issues that impair property values, low lease rates, high business vacancies and a high crime rate in the Carson Consolidated Project Area, as detailed in the Agency Report, are direct indicators that the private sector alone has been unable to marshal the private debt and equity resources to overcome such problems, and needs a catalyst, in the form of strategic redevelopment investment by the Agency, to overcome these adverse private property conditions. Furthermore, public/private partnership financing mechanisms (such as assessment districts, Mello-Roos, or Business Improvement Districts) in an area such as the Carson Consolidated Project Area are not feasible methods of blight elimination in this case because the Carson Consolidated Project Area already faces challenges in attracting private investment; therefore imposing additional taxes through assessments on property may in fact deter private investment by increasing costs paid annually by property owners.

n) The implementation of the 2010 Amendments will improve or alleviate the physical and economic conditions of blight in the Project Area as described in the Agency's Report to Council. This finding is based upon the facts more particularly set forth in the Agency's Report; the proposed projects and programs to implement the Existing Plan as facilitated by the 2010 Amendments are focused upon actions that improve or alleviate identified blighting conditions.

o) The matters set forth in Section 33367(d)(9), (d)(10), (d)(12) and (d)(13) of the CRL are not applicable to or affected by the 2010 Amendments and, consequently, as provided in CRL Section 33457.1, no findings with respect to such matters are warranted or required.

Section 3. The City Council is satisfied that permanent housing facilities will be available within three (3) years from the time residential occupants of the Carson Consolidated Project Area, if any, are displaced, and that pending the development of such facilities, there will be available to any such displaced residential occupants temporary housing facilities at rents comparable to those in the City at the time of their displacement. This finding is based upon the City Council's finding that no persons or families of low and moderate income shall be displaced from residences unless and until there are suitable housing units available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings.

Section 4. The City Council is satisfied that written findings have been adopted in response to each written objection of an affected property owner or taxing entity received either

before or during the noticed joint public hearing on the 2010 Amendments. Having considered all evidence and testimony presented for or against any aspect of the 2010 Amendments, the City Council hereby overrules all written and oral objections to the 2010 Amendments.

Section 5. The 2010 Amendments as set forth in Exhibit A are hereby incorporated by reference into the terms of this Ordinance. The Existing Plan is hereby amended as set forth in the 2010 Amendments attached hereto as Exhibit A. As so amended, the Existing Plan is hereby incorporated herein by reference. The Executive Director of the Agency is hereby authorized to combine the 2010 Amendments attached hereto as Exhibit A with the Existing Plan, and when filed with the City Clerk and the Secretary of the Agency, shall constitute the official Redevelopment Plan for the Carson Redevelopment Agency.

Section 6. In order to implement and facilitate the effectuation of the 2010 Amendments hereby approved, it may be necessary for the City Council to take certain actions, and accordingly, this City Council hereby (i) pledges its cooperation in helping to carry out the 2010 Amendments, (ii) authorizes and directs the various officials, departments, boards, and agencies of the City having administrative responsibilities in the Carson Consolidated Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with redevelopment of the Carson Consolidated Project Area pursuant to the 2010 Amendments, (iii) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the 2010 Amendments, and (d) declares its intention to undertake and complete any proceeding necessary to be carried out by the City under the provisions of the 2010 Amendments.

Section 7. The City Clerk or designee is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Existing Plan, as amended by the 2010 Amendments.

Section 8. The City Clerk is hereby directed to record with the County Recorder of the County of Los Angeles not later than 30 days after the adoption of this Ordinance, a statement that the Redevelopment Plan has been amended. The statement shall contain a description of the land within the Carson Consolidated Project Area and a description of the changes to the Redevelopment Plan affecting the Carson Consolidated Project Area, particularly to the use of eminent domain.

Section 9. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same or a summary thereof to be published in a newspaper of general circulation, which is published and circulated in the City of Carson within 15 days of adoption of this Ordinance.

Section 10. This Ordinance shall be in full force and effect thirty (30) days after its passage.

Section 11. This Ordinance shall be subject to referendum within ninety (90) days after its passage.

Section 12. The Recitals preceding the terms of this Ordinance are hereby incorporated into the resolution by this reference. The City Council of the city of Carson hereby finds that the statements and facts set forth in the recitals are true and correct.

Section 13. If any part of this Ordinance or the 2010 Amendments which it approves, is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the 2010 Amendments, and this City Council hereby declares that it would have passed the remainder of the Ordinance, or approved the remainder of the 2010 Amendments, if such invalid portion thereof had been deleted.

PASSED, ADOPTED, and APPROVED this 21st day of September, 2010.

Mayor Jim Dear

ATTEST:

City Clerk Helen S. Kawagoe

APPROVED AS TO FORM:

City Attorney

Frank J. Rhodes
4822 Hampton Lake Drive
Marietta, GA 30068
Tel: 770-579-8555

August 16, 2010

CITY CLERK/AGENCY SECRETARY
701 East Carson Street
Carson, CA 90745

Re. Proposed Amendment to Redevelopment Plans
Carson Consolidated Project Area

Dear City Clerk, Agency Secretary, Boris Sztorch:

I am the property owner at 400 West Walnut Street, Carson. I have been a property owner since about 1994.

I oppose the proposed amendments.

Regarding merging Project Areas, I feel each existing project area should continue to be considered in its own right. and I oppose the proposal to borrow from Peter to pay Paul. If there are not enough funds in a particular area, stop spending. I also oppose exempting trailer parks or any other special interest uses.

I oppose expanding eminent domain authority in either time or scope. I am against Re-establishment as well. I do not feel non-residential property should be singled out. I also oppose giving government more leverage and authority.

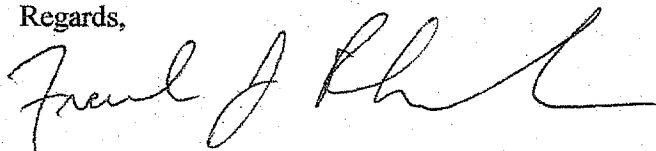
My overall feeling is that Carson has very extensive zoning rules, which are out of balance with the city. I have owned property here since about 1994 and have not seen significant improvement in the city, quality of life, ability of Carson to attract/retain strong businesses, etc. I believe the city would be much better off without the onerous restrictions and the heavy hand of government.

My recommendation is for the city to lower zoning restrictions, spend less, and allow the private sector to do more with fewer restrictions. I believe the city government should downsize and reduce its scope and reach. Not the opposite.

This will save money, reduce opportunities for corruption, and empower the private citizens to seek their destinies in Carson with fewer fetters.

Thank you for your consideration.

Regards,



To: Carson Redevelopment Agency of the City of Carson

August 9th 2010

From: Greenhood Commercial Properties:

Edward C. Greenhood, Johnnye M. Greenhood Joan B. Greenhood, &
Janet C Albano:

Address: Edward C. Greenhood
9819 - Villa Francisco Lane
Granite Bay, California 95746

AUG 11 2010

REDEVELOPMENT AGENCY

The City of Carson, under the Carson Redevelopment Agency has Indicated that they will require our family property at 168th Street Carson; California 90248 -- within a 12 year period to be turned over to them at an undetermined price. This property was purchased by Ed and Johnnye when it was 1st constructed around 1940. It was our plan to developing a family asset for us and our future generations.

Over the years income and value of the property has grown. An exception of this growth has taken place in the last few years.. This decrease may be further temporarily lowered by the classification of eminent domain. It has been our plan over all these years to continue our ownership of this valuable property. .

Hopefully it will not be necessary to challenge in litigation, but this may be our only recourse should an unfair assessment be proposed.

Sincerely, Edward C. Greenhood



cc Michael J. Anderson Attorney At Law





September 7, 2010

Honorable Jim Dear
Mayor
City of Carson
701 E. Carson Street
Carson, CA 90745

Subject: Proposed Amendments to City of Carson Redevelopment Project Areas

Dear Mayor Dear:

Corridor Recycling, Inc. is in receipt of the City of Carson's documentation in support of proposed amendments to the City's Redevelopment Project Areas. In reviewing this documentation, Corridor Recycling has become gravely concerned with the City's proposal to re-establish the Carson Redevelopment Agency's use of eminent domain in Project Area No. 3 which includes our facility at 22500 S. Alameda Street.

Corridor Recycling has been operating under its current ownership since 1995, however, the Alameda Street facility has been a working recycling center for over 25 years. Corridor Recycling currently employs 43 people at our facility and contracts with a number of local truckers who move are commodities to the Ports.

We are responsible for collecting approximately 400 tons of recycled material daily. Close to half of that tonnage is collected from Carson residents and businesses. Corridor Recycling serves over 400 customers a day paying out an average of \$30,000.00 each day. Much of this money flows directly to local residents who reinvest or spend those funds in their community—Carson.

We understand the responsibility of being a good neighbor and work hard to put the best face on our operations. We have made significant investments in our site to better serve our customers and to screen the more unsightly of our operations from the street. In recent years, we have added scales to move our commercial customers on and off the site more quickly. We have also installed automated payment machines which provide better customer service and greater security at our facility.

Corridor Recycling has also invested directly in the community through our annual sponsorship of Carson's Recycling Fair and ongoing support of Carson school programs. We have also partnered with the Sheriff's department providing them access

RECEIVED BY THE CITY CLERK.

DATE/TIME 9-7-10

CC# 29 CRAB 13

FROM _____

TEL # _____

CORRIDOR RECYCLING, INC.

22500 SOUTH ALAMEDA STREET • LONG BEACH, CA 90810
P. 310.835.9109 • F. 310.835.0366 • W. www.corridorrecycling.com



to our security cameras in their attempts to identify individuals who may have been involved in criminal activities.

Recycling significantly improves the environment, conserves natural resources and energy, and provides green jobs; however, the nature of the work remains industrial and becomes a target for redevelopment agencies. The principals of Corridor Recycling have been prominent in the recycling industry for over 40 years and have experienced first-hand the affects of redevelopment and condemnation.

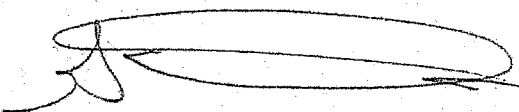
When cities and redevelopment agencies are provided with eminent domain abilities, industrial operations like those of Corridor Recycling become targets. In fact, we believe that recycling operations are already targeted as the blight map used to justify the need for redevelopment activities in the Report to Council calls out operations in our neighborhood as blighted. The City currently has the power of the CUP to ensure our operations are within the parameters of zoning requirements. The threat of eminent domain is just that, a threat to prevent us from operating simply because you don't like what we do.

One of our keystones in business has been the idea that if you own the property, you control the business. We therefore work hard to ensure we own the property where we operate. We own the property in Carson; however, if you grant the redevelopment agency the power of eminent domain, the agency controls our property and therefore our business.

Corridor Recycling intends to remain in Carson for decades to come; however, we need your help. Corridor Recycling requests that you not include the ability to enact eminent domain in your consolidation of the redevelopment project areas.

As this letter is not meant as an exhaustive expression of Corridor Recycling, Inc.'s concerns, I welcome the opportunity to discuss this further with you. I can be reached at (310) 835-9109.

Sincerely,



Gilbert Dodson
General Manager/Owner

cc: Mayor Pro Tem Elito M. Santarina
Councilmember Lula Davis-Holmes
Councilmember Mike A. Gipson
Councilmember Julie Ruiz-Raber



This in Opposition of all the 2010 amendments Pertaining to the Redevelopment agency that is now before City Council for a vote.

Residents of Park Avalon

Name	Space #	Was you notified of this		Signature
		Yes	No	
Crystal Jones	122		✓	Crystal Jones
Vivian Segura	103		✓	Vivian Segura
Ivan Zúñiga	104		✓	Ivan Zúñiga
Severo Torres	22		✓	Severo Torres
Esther Guillen	77		✓	Esther Guillen
Adriana Guillen	77		✓	Adriana Guillen
Jorge Guillen	3		✓	Jorge Guillen
Bertha Guillen	3		✓	Bertha Guillen
Esther Guillen	5		✓	Esther Guillen
Severo Guillen	20		✓	Severo Guillen
Joanna Rios	94		✓	Joanna Rios
Maria Rios	94		✓	Maria Rios
Guillermo Villanueva	95		✓	Guillermo Villanueva
Jessica Sanchez	95		✓	Jessica Sanchez
Maria Ponce	126		✓	Maria Ponce
Michelle Ponce	126		✓	Michelle Ponce
Rosendo Ponce	117		✓	Rosendo Ponce
Maria Martinez	101		✓	Maria Martinez
Maria Martinez	101		✓	Maria Martinez
Rafael Melara	102		✓	Rafael Melara
Marisa Melara	102		✓	Marisa Melara
Christian Melara	102		✓	Christian Melara
Jonathan Melara	102		✓	Jonathan Melara
Berenice Ashikian	123		✓	Berenice Ashikian
Benjamin Aredo	123		✓	Benjamin Aredo
Rosamaria Saldivar	123		✓	Rosamaria Saldivar
Maria Del Carmen	100		✓	Maria Del Carmen
Martinez Wardle	105		✓	Martinez Wardle
Micela Contreras	41		✓	Micela Contreras
Juan Hernandez	118		✓	Juan Hernandez
LICIA BARRON	47		✓	LICIA BARRON
ORIAN BARRON	47		✓	ORIAN BARRON
Maria Ortiz	41		✓	Maria Ortiz
McGladys	55		✓	McGladys
Elana Cruz	41		✓	Elana Cruz
Seferino Amp	46		✓	Seferino Amp
Norma Amp			✓	Norma Amp
Sanchez	#14		✓	Sanchez
BRUGGEMAN	#60		✓	BRUGGEMAN
Graciela Pao Livros	#56 & 129		✓	Graciela Pao Livros
Vanesa Pao	#56 & 129		✓	Vanesa Pao
Maria Pao	#56		✓	Maria Pao
Miguel Ortiz	55		✓	Miguel Ortiz
Francisco Ortiz	55		✓	Francisco Ortiz
Belinda Araujo-Rui	108		✓	Belinda Araujo-Rui
Jenny Herrera	67		✓	Jenny Herrera
JUAN HERRERA	#67		✓	JUAN HERRERA
Cristina Heredia	#66		✓	Cristina Heredia
Mauricio Heredia	#66		✓	Mauricio Heredia
Claudia Coney	120		✓	Claudia Coney
Erica Coney	120		✓	Erica Coney
Teressita Vera	90		✓	Teressita Vera
Jalisco Cordero	#75		✓	Jalisco Cordero

This in Opposition of all the 2010 amendments Pertaining to the Redevelopment agency that is now before City Council for a vote.

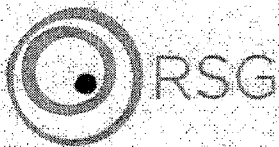
Residents of Park Avalon

Name	Space #	Was you notified of this		Signature
		Yes	No	
Noem Peterson	109	✓		Noem Peterson
JOHN CACUTT	107		✓	John Cacutt
JOHN AVILA	94	✓		John Avila
SUSANNE GAGAN	103	✓	✓	Susanne Gagan
JOHN WARDLE	105		✓	John Wardle
Patricia Zuniga	104		✓	Patricia Zuniga
Chris Doran	121	✓		Chris Doran
Michelle Hammond	121	✓		Michelle Hammond
JOHN WILLIAMS	88		✓	John Williams
JOHN WILLIAMS	88		✓	John Williams
JOHN WILLIAMS	100		✓	John Williams
LATHY GOMEZ	76		✓	Lathy Gomez
JOANNA CHIVERS	51	✓		Joanna Chivers
SAMANTHA GAGAN	51	✓		Samantha Gagan
JASON BUNGE	51	✓		Jason Bunge
SARA A. RUIZ	94	✓		Sara A. Ruiz
KELLY GOMEZ	76		✓	Kelly Gomez
JO STORM	79	✓	✓	Jo Storm
STEVE RITKE	81	✓	✓	Steve Ritke
MAINE MCCAGUE	80	✓		Maine McCague
JUAN GARCIA	78		✓	Juan Garcia
LINDA GUILLER	77		✓	Linda Guillen
SANDRA MALDONADO	84		✓	Sandra Maldonado
FRANCISCO V. HERRERA	90		✓	Francisco V. Herrera
JOSE GONZALEZ	48	✓		Jose Gonzalez
JOSE GONZALEZ	48	✓		Jose Gonzalez
ANTONIO GONZALEZ	56	✓		Antonio Gonzalez
BERTHA HERRERA	56		✓	Bertha Herrera
ERNESTO GONZALEZ	#57		✓	Ernesto Gonzalez
FRANCO NISTERS	#6	✓	NO	FRANCO NISTERS
ANGELICA G. MIRANDA	#7	✓	NO	ANGELICA G. MIRANDA
RONALD TAPIA	#11		✓	Ronald Tapia
MAURICIO TAPIA	#45		✓	Mauricio Tapia
SUSANA LARA	#30		✓	Susana Lara
JOSE RAMIREZ	#29		✓	Jose Ramirez
CARIE JOHNSON	#43		✓	Carie Johnson
JOSE L. JIMENEZ	#17		✓	Jose L. Jimenez
JORGE REYES	#32		✓	Jorge Reyes
GERARDO VERA	#19		✓	Gerardo Vera
Teresa Tapia	#18	✓	✓	Teresa Tapia
ANDY McAVOY	#22		✓	Andy McAvoy
FRANCISCO V. HERRERA	#36	✓	✓	Francisco V. Herrera
JOSE SIMPSON	#35		✓	Jose Simpson
Cesar Diaz	#24		✓	Cesar Diaz
MARIA DIAZ	#24		✓	Maria Diaz
STANLEY HARRIS	#25		✓	Stanley Harris
ELPIDIO TANIGUCHI	#56	✓	✓	Epidio Taniguchi
ISABEL MALINS	#27	✓		Isabel Malins

This in Opposition of all the 2010 amendments Pertaining to the Redevelopment agency that is now before City Council for a vote.

Residents of Park Avalon

Name	Space #	Was you notified of this		Signature
		Yes	No	
RAFAEL ESTABANA	111		X	RAFAEL ESTABANA
Juan Ponce	126	X		Juan Ponce
ROSADE PONCE	117	X		ROSADE PONCE
Carlos Coronel	124		X	Carlos Coronel
JOSUIS L VENT	133		X	JOSUIS L VENT
Miguel Sanchez	95		X	Miguel Sanchez
Seraphy Ortega	114	X		Seraphy Ortega
Betty Mae Pagan	92		X	Betty Mae Pagan
Zanada Martinez	93		X	Zanada Martinez
Rafael Jimenez	#106		X	Rafael Jimenez
EILEEN NEELAND	#113		X	EILEEN NEELAND
KATHRYN TALARICO	#164		X	KATHRYN TALARICO
Alexander Contreras	#44		X	Alexander Contreras
LILYS MENDER	#108		X	LILYS MENDER
OSCAR ANDERSON	#108		X	OSCAR ANDERSON
Brian McCarty	#91		X	Brian McCarty
Fernando Chavez	#112		X	Fernando Chavez
JERRELL MCKINIA	#89		X	JERRELL MCKINIA
Angelo Maria	#21		X	Angelo Maria
Isabelada Maria	#21		X	Isabelada Maria
Virginia Costa	#40		X	Virginia Costa
Frank Lopez			X	Frank Lopez
Maria Garcia	#78		X	Maria Garcia
Jose E. Garcia	#78		X	Jose E. Garcia
Dancy Barcia	78		X	Dancy Barcia
MERY MALEY	#76		X	MERY MALEY



RESPONSES TO WRITTEN OBJECTIONS

**2010 AMENDMENT TO THE REDEVELOPMENT
PLANS FOR PROJECT AREA NO. 1, MERGED
AND AMENDED PROJECT AREA, AND
PROJECT AREA NO. 4**

September 21, 2010

CARSON REDEVELOPMENT AGENCY
RESPONSES TO WRITTEN OBJECTIONS

INTRODUCTION	1
WRITTEN OBJECTIONS AND RESPONSES	1
EDWARD C. GREENWOOD	2
RESPONSE	2
FINDING	2
FRANK J. RHODES	3
RESPONSE	3
FINDING	3
GILBERT DODSON.....	4
RESPONSE (PAGE 1 OF 2)	4
RESPONSE (PAGE 2 OF 2)	5
FINDING	5
RESIDENTS OF PARK AVALON.....	6
RESPONSE	6
FINDING	6



CARSON REDEVELOPMENT AGENCY RESPONSES TO WRITTEN OBJECTIONS

INTRODUCTION

On September 7, 2010, the Carson City Council ("City Council") and the Carson Redevelopment Agency ("Agency") held a joint public hearing on the proposed 2010 Amendment to the Redevelopment Plans for Project Area No. 1, Merged and Amended Project Area, and Project Area No. 4 ("Existing Project Areas"). The purpose of the amendment is to merge (for financial reasons) the Existing Project Areas, reestablish and extend eminent domain authority for a period of twelve additional years over non-residentially zoned property or where no person or persons reside, and add one project to the approved projects list for Project Area No. 1 ("2010 Amendment").

The California Community Redevelopment Law (Health and Safety Code Section 33000, et seq., ("CRL") requires that before considering an amendment to a redevelopment plan, the legislative body shall evaluate all evidence and testimony, both for and against the adoption of the amendment, and make written findings in response to each written objection of an affected property owner or taxing entity. Further, the legislative body is to respond in writing to the written objections received before or at the noticed public hearing and that these responses shall describe the disposition of the issues raised and address in detail the reasons for not accepting specified objections and suggestions.

This document is the written response of the City Council to the written objections received before or at the joint public hearing.

WRITTEN OBJECTIONS AND RESPONSES

Three written objections were filed at or before the joint public hearing, as well as one petition opposing the 2010 Amendment. These include the following:

1. Letter dated August 9, 2010, from Edward C. Greenhood, of Granite Bay, California. Mr. Greenhood's letter states concern that the proposed reestablishment and extension of eminent domain could decrease the value of his property located at 314 West 168th Street, Carson, California. This letter was received prior to the joint public hearing.
2. Letter dated August 16, 2010, from Frank J. Rhodes, of Marietta, Georgia. Mr. Rhodes' letter states he is opposed to the amendment. This letter was received prior to the joint public hearing.
3. Letter dated, September 7, 2010, from Gilbert Dodson, General Manager/Owner, Corridor Recycling. Mr. Dodson's letter requests the Agency not extend eminent domain authority. This letter was received at the joint public hearing.
4. Petition, not dated, from the residents of Park Avalon. The petition is labeled with a header that expresses opposition to the 2010 Amendment with no specific reasons. The petition was received at the joint public hearing.

This document addresses each of these written correspondences separately.



CARSON REDEVELOPMENT AGENCY RESPONSES TO WRITTEN OBJECTIONS

EDWARD C. GREENWOOD

To: Carson Redevelopment Agency of the City of Carson

August 9th 2010

From: Greenhood Commercial Properties:

Edward C. Greenhood, Johnnye M. Greenhood, Joan B. Greenhood, &
Janet C. Albano:

Address: Edward C. Greenhood

9819 - Villa Francisco Lane

Granite Bay, California 95746

The City of Carson, under the Carson Redevelopment Agency has indicated that they will require our family property at 168th Street Carson; California 90248 -- within a 12 year period to be turned over to them at an undetermined price. This property was purchased by Ed and Johnnye when it was 1st constructed around 1940. It was our plan to developing a family asset for us and our future generations.

Over the years income and value of the property has grown. An exception of this growth has taken place in the last few years. This decrease may be further temporarily lowered by the classification of eminent domain. It has been our plan over all these years to continue our ownership of this valuable property.

Hopefully it will not be necessary to challenge in litigation, but this may be our only recourse should an unfair assessment be proposed.

Sincerely, Edward C. Greenhood

Edward C. Greenhood

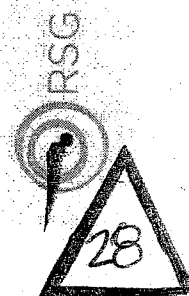
cc Michael J. Anderson Attorney At Law

Response

1. Mr. Greenhood has stated his belief that the Agency will acquire his property sometime in the next twelve year period at an undetermined price. The 2010 Amendment proposes to extend and reestablish the Agency's eminent domain authority for a period of twelve additional years throughout the Existing Project Areas. The 2010 Amendment does not authorize the Agency to acquire any property at this time via eminent domain authority. If the Agency should need to pursue eminent domain in the future as a last resort to acquire Mr. Greenhood's property, the Agency would have to follow State guidelines requiring the property to be appraised by an independent appraiser. The Agency would then be legally required to pay fair-market value for the property. The Agency is not attempting to obtain Mr. Greenhood's property at this time.
2. Mr. Greenhood states that his property value could be adversely affected by the 2010 Amendment. Absent concrete data to prove eminent domain has an immediate negative impact on property values, Mr. Greenhood's statement is purely speculative.
3. See Response 1.

Finding

Based on the information contained in the above response, the testimony received at the public hearing, and other evidence contained in the record before the City Council, the City Council hereby finds that the objection is without merit and overruled.



CARSON REDEVELOPMENT AGENCY RESPONSES TO WRITTEN OBJECTIONS

FRANK J. RHODES

Frank J. Rhodes
4822 Hampton Lake Drive
Marietta, GA 30068
Tel: 770-579-8555

August 16, 2010

CITY CLERK/AGENCY SECRETARY
701 East Carson Street
Carson, CA 90745

Re. Proposed Amendment to Redevelopment Plans
Carson Consolidated Project Area

Dear City Clerk, Agency Secretary, Boris Sztorich:

I am the property owner at 400 West Walnut Street, Carson. I have been a property owner since about 1994.

I oppose the proposed amendments.

Regarding merging Project Areas, I feel each existing project area should continue to be considered in its own right, and I oppose the proposal to borrow from Peter to pay Paul. If there are not enough funds in a particular area, stop spending. I also oppose exempting trailer parks or any other special interest uses.

I oppose expanding eminent domain authority in either time or scope. I am against Re-establishment as well. I do not feel non-residential property should be singled out. I also oppose giving government more leverage and authority.

My overall feeling is that Carson has very extensive zoning rules, which are out of balance with the city. I have owned property here since about 1994 and have not seen significant improvement in the city, quality of life, ability of Carson to attract/retain strong businesses, etc. I believe the city would be much better off without the onerous restrictions and the heavy hand of government.

My recommendation is for the city to lower zoning restrictions, spend less, and allow the private sector to do more with fewer restrictions. I believe the city government should downsize and reduce its scope and reach. Not the opposite.

This will save money, reduce opportunities for corruption, and empower the private citizens to seek their destinies in Carson with fewer fetters.

Thank you for your consideration.

Regards,

Frank J. Rhodes

Response

1. Section 33485 of the CRL states that merging project areas is desirable if it results in substantial public benefit. The Agency's Report to Council, dated July 20, 2010, outlines the various public benefits that will be achieved as a result of the 2010 Amendment, as well as the cost savings and administrative simplification that will result from merging the Existing Project Areas. Mr. Rhodes states he is opposed to exempting trailer parks or any other special interest group from the 2010 Amendment. The eminent domain language contained in the 2010 Amendment prohibits the Agency from using eminent domain authority to acquire property where person or persons reside, including trailer/mobile home parks. In this stipulation, trailer/mobile home parks are not receiving any special benefit. Rather, the Agency is concerned that people feel safe that their homes will be protected, whether the home is a single family home, apartment or mobile home.
2. Section 33333.2(a)(4) of the CRL expressly grants the Agency the legal authority to extend or reestablish its eminent domain authority for a period of twelve additional years if significant blight remains and this blight cannot be eliminated without the use of eminent domain. The Agency's Report to Council, dated July 20, 2010, documents that significant blight does remain in the Existing Project Areas, and eminent domain may be necessary in the future to help acquire and consolidate parcels to eliminate these blighting conditions.
3. Comments under item 3 deal with the City's zoning regulations. The 2010 Amendment has no authority to change zoning regulations and Mr. Rhodes' comments about cost savings of changing zoning regulations are purely speculative.

Finding

Based on the information contained in the above response, the testimony received at the public hearing, and other evidence contained in the record before the City Council, the City Council hereby finds that the objection is without merit and overruled.



CARSON REDEVELOPMENT AGENCY RESPONSES TO WRITTEN OBJECTIONS

GILBERT DODSON



September 7, 2010

Honorable Jim Dear
Mayor
City of Carson
701 E. Carson Street
Carson, CA 90745

Subject: Proposed Amendments to City of Carson Redevelopment Project Areas

Dear Mayor Dear:

1.

Corridor Recycling, Inc. is in receipt of the City of Carson's documentation in support of proposed amendments to the City's Redevelopment Project Areas. In reviewing this documentation, Corridor Recycling has become gravely concerned with the City's proposal to re-establish the Carson Redevelopment Agency's use of eminent domain in Project Area No. 3 which includes our facility at 22500 S. Alameda Street.

Corridor Recycling has been operating under its current ownership since 1985, however, the Alameda Street facility has been a working recycling center for over 25 years. Corridor Recycling currently employs 43 people at our facility and contracts with a number of local truckers who move are commodities to the Ports.

We are responsible for collecting approximately 400 tons of recycled material daily. Close to half of that tonnage is collected from Carson residents and businesses. Corridor Recycling serves over 400 customers a day paying out an average of \$30,000.00 each day. Much of this money flows directly to local residents who reinvest or spend those funds in their community---Carson.

We understand the responsibility of being a good neighbor and work hard to put the best face on our operations. We have made significant investments in our site to better serve our customers and to screen the more unsightly of our operations from the street. In recent years, we have added scales to move our commercial customers on and off the site more quickly. We have also installed automated payment machines which provide better customer service and greater security at our facility.

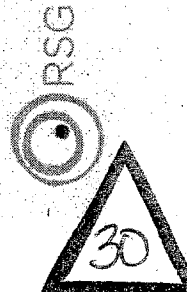
Corridor Recycling has also invested directly in the community through our annual sponsorship of Carson's Recycling Fair and ongoing support of Carson school programs. We have also partnered with the Sheriff's department providing them access

Response (page 1 of 2)

1. The first page of Mr. Dodson's letter does state his concern about the Agency's proposal to extend eminent domain authority, but does not express any direct opposition to the 2010 Amendment.

RECEIVED BY THE CITY CLERK
DATE/TIME 9-7-10
CC# 89-0000-0000-13
FROM
TEL #

CORRIDOR RECYCLING, INC.
22500 SOUTH ALAMEDA STREET • LONG BEACH, CA 90810
P. 310.635.9109 • F. 310.535.0888 • W. www.corridorrecycling.com



CARSON REDEVELOPMENT AGENCY RESPONSES TO WRITTEN OBJECTIONS

to our security cameras in their attempts to identify individuals who may have been involved in criminal activities.

Recycling significantly improves the environment, conserves natural resources and energy, and provides green jobs; however, the nature of the work remains industrial and becomes a target for redevelopment agencies. The principals of Corridor Recycling have been prominent in the recycling industry for over 40 years and have experienced first-hand the affects of redevelopment and condemnation.


2. When cities and redevelopment agencies are provided with eminent domain abilities, industrial operations like those of Corridor Recycling become targets. In fact, we believe that recycling operations are already targeted as the blight map used to justify the need for redevelopment activities in the Report to Council calls out operations in our neighborhood as blighted. The City currently has the power of the CUP to ensure our operations are within the parameters of zoning requirements. The threat of eminent domain is just that, a threat to prevent us from operating simply because you don't like what we do.

3. One of our keystones in business has been the idea that if you own the property, you control the business. We therefore work hard to ensure we own the property where we operate. We own the property in Carson; however, if you grant the redevelopment agency the power of eminent domain, the agency controls our property and therefore our business.

4. Corridor Recycling intends to remain in Carson for decades to come; however, we need your help. Corridor Recycling requests that you not include the ability to enact eminent domain in your consolidation of the redevelopment project areas.

As this letter is not meant as an exhaustive expression of Corridor Recycling, Inc.'s concerns, I welcome the opportunity to discuss this further with you. I can be reached at (310) 835-9109.

Sincerely,



Gilbert Dodson
General Manager/Owner

cc: Mayor Pro Tem Elito M. Santarita
Councilmember Lula Davis-Holmes
Councilmember Mike A. Gipson
Councilmember Julie Ruiz-Raber

Response (page 2 of 2)

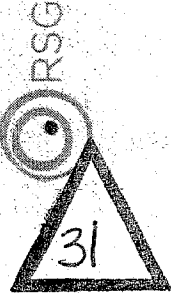
2. The 2010 Amendment has no authority to change or modify the City's zoning requirements. Mr. Dodson states the Agency could use eminent domain authority simply because the City does not like what Corridor Recycling does. The Agency would not be allowed under State law to acquire this property via eminent domain authority because the City did not like the use of the property. Rather, eminent domain would be utilized only as a last resort to address significant blighting conditions. It is not the intent to target any particular use including recycling or other industrial uses.

3. Mr. Dodson claims that if the Agency is allowed to extend eminent domain authority, the Agency would control the property and therefore the business. Extending the Agency's eminent domain authority would not grant the Agency any zoning, business licensing, or other control over any property. Rather, it would provide the Agency with a continuing tool to facilitate addressing adverse conditions within the Existing Project Areas.

4. Mr. Dodson requests the Agency not include eminent domain authority in the 2010 Amendment, but does not give specific reasons. Section 33333.2(a)(4) of the CRL expressly grants the Agency the legal authority to extend or reestablish its eminent domain authority for a period of twelve additional years if significant blight remains and this blight cannot be eliminated without the use of eminent domain. The Agency's Report to Council, dated July 20, 2010, documents that blight does remain in the Existing Project Areas, and eminent domain may be necessary in the future to help acquire and consolidate parcels to eliminate these blighting conditions.

Finding

Based on the information contained in the above response, the testimony received at the public hearing, and other evidence contained in the record before the City Council, the City Council hereby finds that the objection is without merit and overruled.



**CARSON REDEVELOPMENT AGENCY
RESPONSES TO WRITTEN OBJECTIONS**

RESIDENTS OF PARK AVALON

Response

This in Opposition of all the 2010 amendments Pertaining to the Redevelopment agency that is now before City Council for a vote.

Residents of Park Avalon

[illegible]

Finding

Based on the information contained in the above response, the testimony received at the public hearing, and other evidence contained in the record before the City Council, the City Council hereby finds that the objection is without merit and overruled.

**CARSON REDEVELOPMENT AGENCY
RESPONSES TO WRITTEN OBJECTIONS**

This in Opposition of all the 2010 amendments Pertaining to the Redevelopment agency that is now before City Council for a vote.

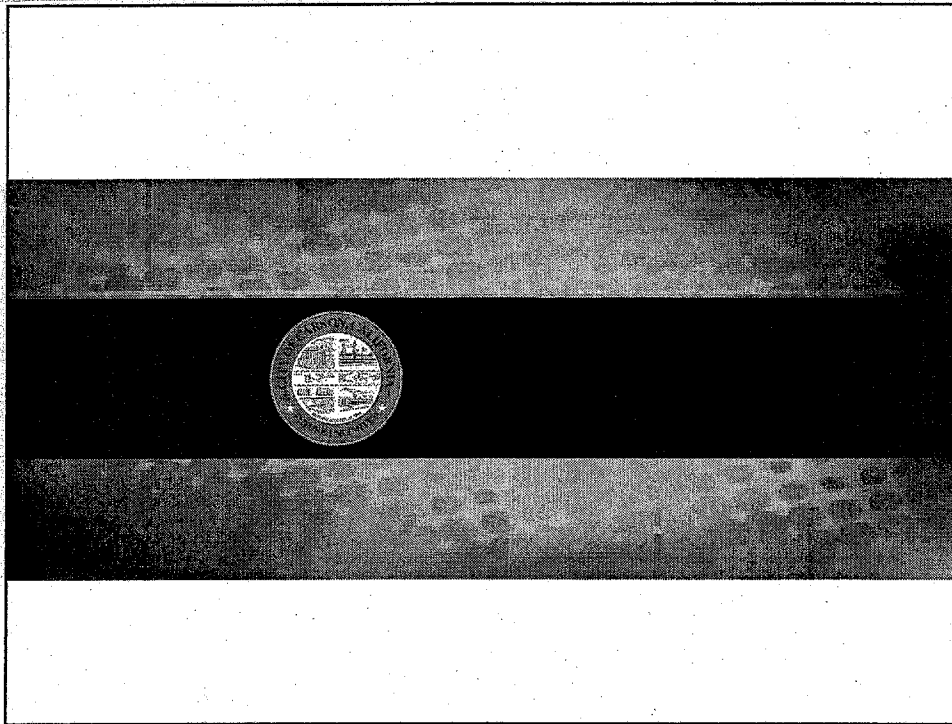
Residents of Park Avalon

[illegible]

This in Opposition of all the 2010 amendments Pertaining to the Redevelopment agency that is now before City Council for a vote.

Residents of Park Ayalon

[illegible]



Noticed Joint Public Hearing

- Required by Law to Amend Redevelopment Plan
- City Council and Redevelopment Agency



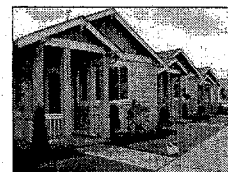
Proposed 2010 Plan Amendment

- Merge Existing Project Areas
- Renovate Sheriff's Station
- Extend eminent domain 12 years over non-residential properties



Staff Presentation

- Carson Redevelopment Agency established in 1971
- Implement Redevelopment Plans
- Eliminate blight in Project Areas
- Create affordable housing



Overview of Redevelopment

- Allows Carson to capture tax revenues and reinvest in community
- Redevelopment does not raise property taxes



- Project Area No. 1



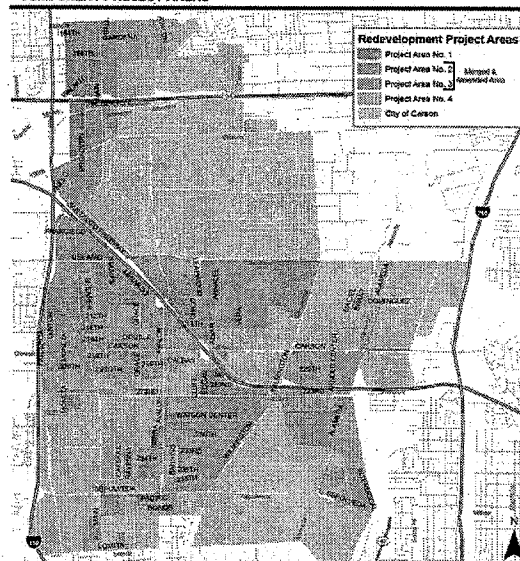
- Merged and Amended Project Area



- Project Area No. 4



CARSON REDEVELOPMENT AGENCY
COMPONENT PROJECT AREAS



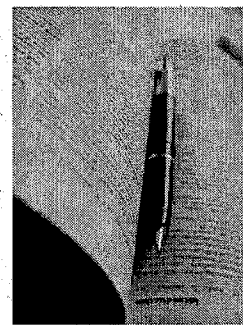
Agency Accomplishments

- University Square
- Auto Row (Toyota, Honda, Nissan)
- Carson City Center (under construction)
- Boulevards at Southbay
- Hemingway Park Aquatic Center
- Carson Community Center
- Housing Development and Rehabilitation
- Del Amo bridge, Avalon/405 and Wilmington/405 Interchange



Proposed 2010 Amendment

- Will merge Existing Project Areas
- Will extend and re-establish eminent domain for 12 years
- Will add capital project



Proposed 2010 Amendment

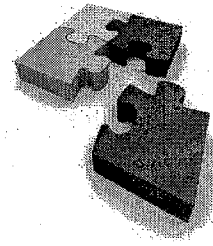
- **Will Not** - Add area or change project area boundaries
- **Will Not** - Change time or financial limits of Redevelopment Plans
- **Will Not** - Raise property taxes
- **Will Not** - Place homes (or properties where persons reside) under eminent domain authority

2010 Amendment Documents

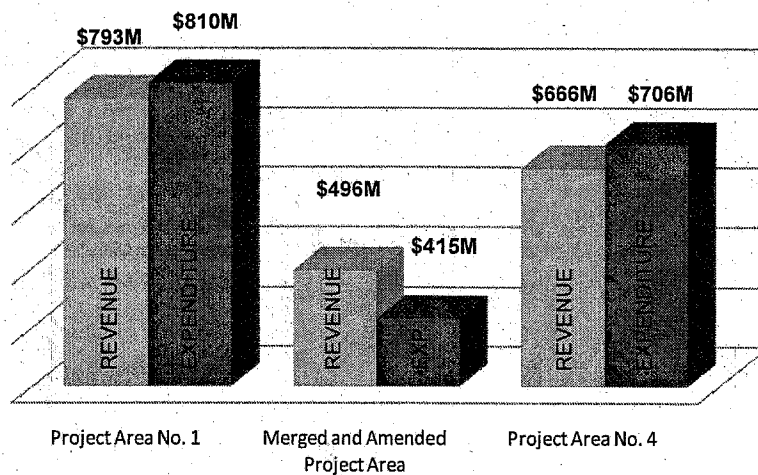
- Amendment Text
- Report to City Council
 - Amended 5-Year Implementation Plan
- Final Environmental Impact Report

Merger of Project Areas

- Share financial resources to implement existing redevelopment plans
- Financial flexibility
- Administrative cost savings

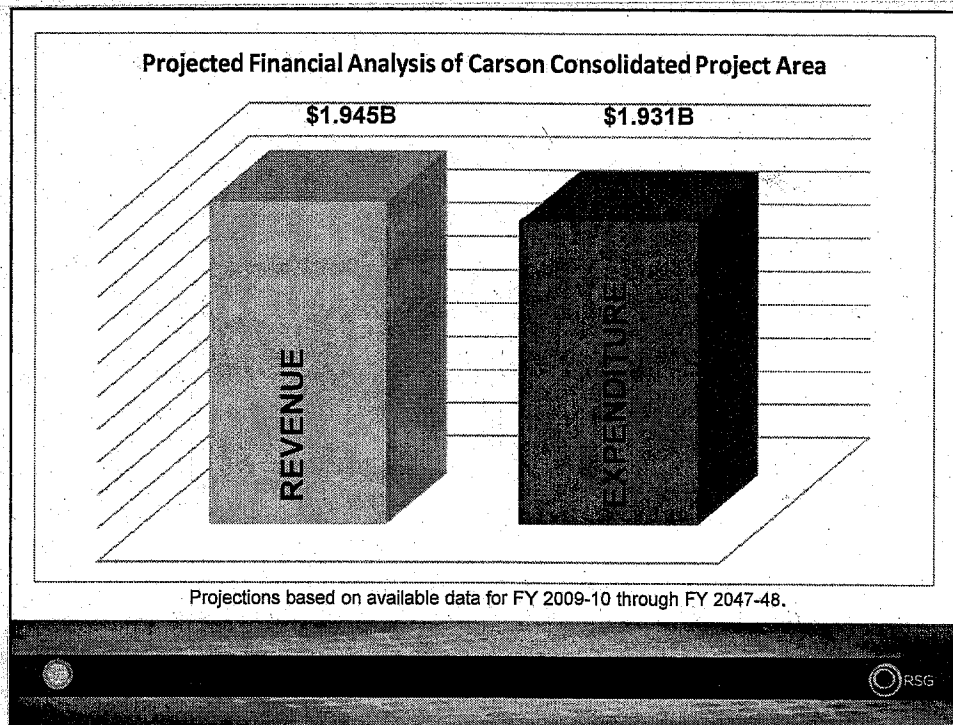


Projected Financial Analysis of Existing Project Areas



Projections based on available data for FY 2009-10 through FY 2047-48.





Eminent Domain

- Only as last resort
- No residential authority
- Commercial and industrial properties
- Must follow State regulations and safe guards

Capital Project

Sheriff's Station in Project Area No. 1



Plan Amendment Milestones

Agency Began Amendment Process - July 2009
Draft EIR Public Review - April 1 to May 17, 2010
Preliminary Report to City Council - June 1
Final EIR Completed - June
Planning Commission Recommendation - June 22
Report to City Council Submitted - July 20
Community Meeting - August 17
Joint Public Hearing - September 7 ←
City Council Approves Amendment - September 21
Second Reading - Adopt Ordinance - October 5



CEQA Public Review

- Initial Study and Notice of Preparation of an EIR circulated (November through December, 2009) .
- Draft EIR circulated for 45-day Public Review (April 1 through May 17, 2010).
- Final EIR completed (June, 2010).

EIR Conclusions

Any impact would be less than significant. No mitigation beyond existing regulations would be required.



