

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).