

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.