

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