

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