

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