

1996 to add territory to the project. Project Area No. 3 covers approximately 700 acres, focusing mainly on heavy industrial land uses along the corridors of Carson and Alameda Streets; and

WHEREAS, Redevelopment Project Area No. 4 (Project Area No. 4) was adopted in 2002 to address numerous blighting conditions that existed outside of Redevelopment Project Area No. 1 and the Merged and Amended Project Area. Project Area No. 4 encompasses approximately 1,034 acres in 10 non-contiguous areas throughout the City. At adoption of Project Area No. 4, blighted conditions included physical deterioration of buildings and facilities, areas of incompatible land uses, lots of irregular form and shape and of inadequate size for proper development, substandard storm drainage in residential housing tracts, parcels suffering from depreciated values and impaired investments, and a variety of other conditions that are a threat to the public health, safety, and welfare. In addition to complimenting Project Area No. 1 and the Merged and Amended Project Area, the adoption of Project Area No. 4 was intended to create an opportunity to merge all of the Project Areas into a single financial and administrative unit, capable of achieving the Agency's redevelopment goals throughout the entire City; and

WHEREAS, the current configurations of Project Area No. 1, the Merged and Amended Project Area, and Project Area No. 4 as adopted under the Existing Plan are hereinafter referred to as the "Existing Project Areas". The ordinances adopting the Existing Plan, including the findings and determinations made by the City Council therein are made a part hereof by reference, and are final and conclusive, there having been no action timely brought to question the validity of the Existing Plan; and

WHEREAS, the Agency now desires to amend the Existing Plan to achieve the following three amendments: (i) merge the three Existing Project Areas into a single project area to be known as the "Carson Consolidated Project Area" or "Project Area," and (ii) add the rehabilitation of the Carson Sheriff's Station located at 21356 S. Avalon Boulevard to the approved list of capital improvement projects in the Existing Plan, and (iii) extend and re-establish the Agency's use of eminent domain, as a last resort, on non-residential property, for 12 years (collectively, the "2010 Amendments"); and

WHEREAS, pursuant to CRL 33346, the Agency submitted the proposed 2010 Amendments and related documents to the Planning Commission for the Commission's report and recommendations and to confirm its conformity to the City's General Plan. On June 22, 2010, the Planning Commission recommended approval of the 2010 Amendments by adopting Resolution No. 10-2319, based on the findings that the 2010 Amendments do not contain provisions which would alter land use designations, nor do the 2010 Amendments affect the land use provisions of the Existing Plan, and thus the 2010 Amendments are in conformance with the City of Carson General Plan; and

WHEREAS, the City, acting as the Lead Agency, prepared an Environmental Initial Study and Final Environmental Impact Report as State Clearing House No. 2009111077 (Final EIR) to address the potential impacts of the 2010 Amendments, all in accordance with the provisions of the California Environmental Quality Act (CEQA) and the Guidelines for Implementation of the California Environmental Quality Act, (Title 14, California Code of Regulations §15000 *et seq.*) and local procedures adopted by the Agency pursuant thereto. On