

IV. BACKGROUND**Plan Amendment Process**

In the summer of 2009, the Agency Board and City Council 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 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 were to lose its eminent domain authority, its ability to implement new projects could be jeopardized, including its ability to use the Polanco Act. 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.

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, as outlined in the companion City Council staff report. Staff has prepared written