

July 17, 2002

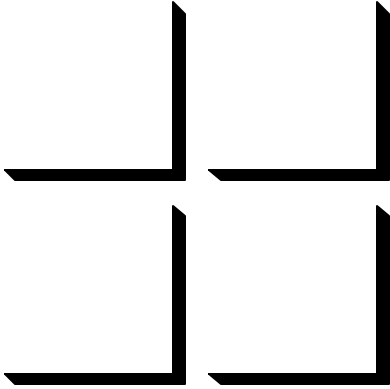
**Adopted:** July 16, 2002  
**Ordinance No.:** 02-1254

# Redevelopment Plan for Project Area No. 4

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*CARSON REDEVELOPMENT AGENCY*






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*CARSON REDEVELOPMENT AGENCY*

 **GRC** REDEVELOPMENT CONSULTANTS  
701 S. Parker Street  
Suite 7400  
Orange, CA 92868



# Redevelopment Plan for Project Area No. 4

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John Perfitt, *Redevelopment Analyst*  
Robin Harris, *Agency Counsel*



# Redevelopment Plan for Project Area No. 4

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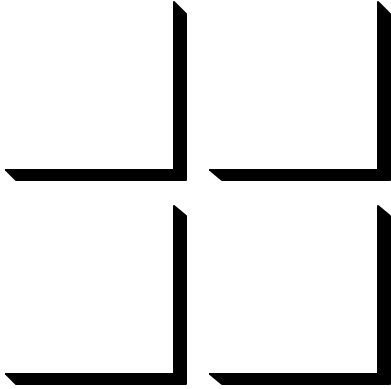
  

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## **1.0 (\$100) INTRODUCTION**

### **A. (\$110) AUTHORITY**

This Redevelopment Plan (hereinafter “Plan”) for Project Area No. 4 (hereinafter “Project Area”) was prepared by the Carson Redevelopment Agency (hereinafter “Agency”) in accordance with the California Community Redevelopment Law, California Health and Safety Code Section 33000 *et seq.* (hereinafter “CRL”), and all applicable laws and ordinances.

### **B. (\$120) PURPOSE OF THIS PLAN**

The purpose of this Plan is to establish Project Area No. 4, and to remediate conditions of economic and physical blight in the Project Area. The Plan consists of this text, the Redevelopment Plan Maps for the Project Area (Appendix A) and the Legal Description for the Project Area (Appendix B).

The basis for this Plan is the Preliminary Plan for Project Area No. 4, adopted by City of Carson Planning Commission Resolution No. 01-1867 on October 9, 2001.

### **C. (\$130) DEFINITIONS**

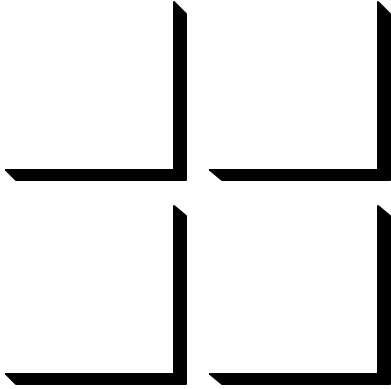
The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

1. (§130.1) **Agency** means the Carson Redevelopment Agency.
2. (§130.2) **City** means the City of Carson, California.
3. (§130.3) **City Council** means the City Council of the City of Carson, California.

4. (§130.4) **Legal Description** means the description of the land within Project Area No. 4 prepared in accordance with map specifications approved by the California State Board of Equalization, and attached to this Plan as Appendix B.
5. (§130.5) **Person** means any individual or any public or private entity.
6. (§130.6) **Plan or Redevelopment Plan** means this document, which upon adoption by the City Council, shall be officially designated as “The Redevelopment Plan for Project Area No. 4” as adopted on July 16, 2002, by Carson City Council Ordinance No. 02-1254.
7. (§130.7) **Planning Commission** means the Planning Commission of the City of Carson, California.
8. (§130.8) **Project Area or Project Area No. 4** means Project Area No. 4, as shown in the Redevelopment Plan Maps in Appendix A and described in the Legal Description in Appendix B.
9. (§130.9) **Project** means all those actions necessary to implement the provisions of this Plan, including all public improvements, other improvements, activities, and programs authorized in this Plan or as otherwise permitted pursuant to the CRL.
10. (§130.10) **Real Property** means land, buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.
11. (§130.11) **Redevelopment Law** means the Community Redevelopment Law (hereinafter “CRL”) of the State of California (California Health and Safety Code, Sections 33000 *et seq.*), as amended to date or as it may subsequently be amended.
12. (§130.12) **Redevelopment Plan Maps** means the Redevelopment Plan Maps for Project Area No. 4, as contained in Appendix A.
13. (§130.13) **State** means any state agency or instrumentality of the State of California.

#### ***D. (§140) PROJECT AREA BOUNDARIES***

The boundaries of the Project Area are shown and described in Appendices A and B of this Plan.



## **2.0 (\$200) DEVELOPMENT IN THE PROJECT AREA**

### **A. (\$210) PROJECT OBJECTIVES**

The Project Area includes a number of conditions that are specified in the CRL as characteristic of blight. The objective of this Plan is to provide for the elimination or alleviation of physical and economic conditions of blight in the Project Area. Broadly stated, these conditions include physical deterioration of buildings and facilities both public and private, inadequate public improvements and facilities that are essential to the health and safety of local residents and businesses, areas of incompatible land uses, lots of irregular form and shape and of inadequate size for proper development, 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.

The overall goals of the redevelopment effort are to alleviate blighting conditions by:

- Stimulating new commercial, industrial, and residential construction.
- Rehabilitating existing commercial, industrial, and residential properties.
- Improving infrastructure.
- Alleviating problems associated with uses that do not conform to the General Plan or are incompatible with adjacent uses.
- Improving the overall aesthetics of the area, including streetscape improvements, landscaping, and signage.
- Reducing crime and graffiti.

- Creating local job opportunities, and preserving and expanding the area's existing employment base.
- Establishing modern, convenient commercial centers to serve the needs of the surrounding neighborhoods.
- Eliminating or alleviating environmental hazards, especially those created by hazardous materials.
- Assisting property owners with on-site improvements to connect to off-site public improvements, including, but not limited to, vehicular circulation and access, water connections, sewer connections, storm drainage, and off-street parking.
- Expanding, preserving and improving the community's supply of housing, especially for low- and moderate-income households.
- Developing housing programs to assist rehabilitation and home ownership.
- Assisting with the assembly of parcels into more-developable sites.
- Improving and/or constructing community facilities and public uses.

In eliminating blighting conditions, this Plan will facilitate development as contemplated in the General Plan of the City of Carson as it now exists, or may hereafter be amended, re-constituted or re-adopted (hereinafter "Carson General Plan"). In general the redevelopment goals for the Project Area include the following objectives:

- The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the Carson General Plan, specific plans, this Redevelopment Plan and local codes and ordinances.
- The achievement of an environment reflecting a high level of concern for architectural, open space, landscape, urban design, and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
- The control of unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of the Project Area, the City of Carson and its citizens.
- The reduction of the City's annual costs of the provision of local services to and within the Project Area.
- The retention and enhancement of the Project Area's residential neighborhoods, through improved and modernized infrastructure, residential rehabilitation programs, landscaping and other street improvements, code enforcement and other appropriate programs.

- The provision for increased sales, business license, hotel occupancy and other fees, taxes and revenues to the City of Carson.
- The promotion of new and continuing private sector investment within the Project Area to prevent the loss of and to facilitate the recapture of commercial sales activity.
- The retention of as many existing businesses as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation and participation of owners, business and public agencies in the revitalization of the Project Area.
- The creation and development of local job opportunities and the preservation of the area's existing employment base.
- The development of the City of Carson as a transportation hub with linkages to existing and/or proposed systems of regional and subregional significance.
- The establishment of modern, convenient commercial centers to serve the needs of the City of Carson.
- The elimination or amelioration of certain environmental deficiencies, including substandard vehicular circulation systems; inadequate water, sewer and storm drainage systems; insufficient off-street parking; and other similar public improvements, facilities and utilities deficiencies adversely affecting the Project Area.

In implementing the above goals, the Agency expects to institute the following programs or activities:

- Encourage development according to the Carson General Plan, any applicable specific plans, and the City zoning ordinance.
- Encourage investment in the Project Area by the private sector.
- Promote the development of new and diverse employment opportunities.
- Enhance and expand shopping facilities in the Project Area by encouraging the development of new commercial uses and rehabilitation of existing commercial uses in conformance with the Carson General Plan, and the City zoning ordinance.
- Promote the improvement and centralization of industrial areas to make the provision of public services more efficient.
- Promote the expansion of the Project Area's industrial and commercial bases and local employment opportunities to provide jobs to unemployed and underemployed workers in the City.
- Consolidate parcels as needed to induce new or expanded, centralized, commercial development in the Project Area.

- Assist economically depressed areas and reverse stagnant or declining assessed valuation trends.
- Protect the health and general welfare of the Project Area's many low- and moderate-income residents by utilizing 20% of the tax increment revenues from the Project Area to increase, improve and preserve the supply of low- and moderate-income housing both inside and outside the Project Area.
- Upgrade the physical appearance of the Project Area.
- Rehabilitate deteriorated residential, commercial and industrial structures to eliminate safety deficiencies and to extend the useful lives of these structures.
- Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment.
- Eliminate incompatible and non-conforming land uses from the Project Area.
- Buffer residential neighborhoods from the intrusion of incompatible land uses and noise.
- Mitigate potential relocation impacts resulting from changes in Project Area land use from non-conforming and dilapidated uses to development in conformance with the Carson General Plan and the City zoning ordinance.
- Provide replacement housing as required by law when dwellings housing low- or moderate-income persons or families are lost from the low- or moderate-income housing market as a result of Agency activities.
- Provide relocation assistance to displacees in order to mitigate possible hardships due to relocation activities.
- Provide a broad range of public service infrastructure improvements to induce private investment in the Project Area. Such improvements could include the construction or reconstruction of roads, streets, curbs and gutters, sidewalks; the upgrading of streetside landscaping; the construction and reconstruction of water storage and distribution facilities; the construction and reconstruction of sewerage systems; and the development of drainage and flood control facilities.
- Provide new or improved community facilities such as fire stations, schools, park and recreational facilities, and the expansion of public health and social service facilities, where appropriate to enhance the public health, safety and welfare.
- Encourage the cooperation and participation of Project Area property owners, public agencies and community organizations in

the elimination of blighting conditions and the promotion of new or improved development in all portions of the Project Area.

- Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.
- Protect residential property from significant impacts due to potential new development along the Project Area's arterial corridors, including but not limited to, Avalon Boulevard, Carson Street and Main Street.

### ***B. (§220) CONFORMANCE TO THE CITY'S GENERAL PLAN***

All uses proposed in this Plan shall be in conformance with the Carson General Plan. The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific plans or programs for all or any portion of the Project Area, which establish architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public areas within the Project Area. These controls shall be in addition to, and may not relax the requirements of, the City's development codes.

### ***C. (§230) CONFORMANCE TO SPECIFIC PLANS***

All uses proposed in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of any specific plan area that may from time to time be adopted, shall be in conformance with the applicable specific plan. Details of proposed uses in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of any specific plan area, may deviate from the specific plan to the extent provided for in the Carson Zoning Ordinance.

The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific programs for all or any portion of the Project Area that establish additional architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public property. These controls shall be in addition to, and may not relax the requirements of any specific plan.

#### ***D. (\$240) SPECIFIC DEVELOPMENT OBJECTIVES***

Development in the Project Area will be in conformance with this Plan, the Carson General Plan, and with the Carson zoning ordinance. Development in the Project Area shall also be in conformance with any applicable adopted specific plan.

The Agency's development objectives involve encouraging the implementation of development in accordance with the Carson General Plan. In doing so, it is the Agency's intent to provide assistance in the following ways:

1. The construction of needed public improvements and facilities including, but not limited to, those described in Section 354 herein.
2. Various forms of Agency financial assistance including but not limited to tax exempt financing and financial aid programs for new construction and/or rehabilitation.
3. The completion of various planning studies as required to facilitate and coordinate the redevelopment process.
4. Relocation of displaced residents and businesses.
5. Rehabilitation or replacement of housing occupied by persons of very-low-, low-, or moderate-income.

#### ***E. (\$250) LAND USES FOR THE PROJECT AREA***

In addition to illustrating the location of the Project Area boundaries, the Redevelopment Plan Maps (Appendix A) also illustrates the proposed public rights-of-way, public easements, open space, and proposed land uses to be permitted in the Project Area.

##### **1. (\$251) INTERIM USES**

Pending the ultimate development of land in accordance with the provisions of this Plan, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Plan, provided, however, that approval of any such interim uses shall be subject to compliance with provisions of the Carson zoning ordinance.



## **F. (§260) PUBLIC USES FOR THE PROJECT AREA**

### **1. (§261) PUBLIC STREET LAYOUT, RIGHTS-OF-WAY AND EASEMENTS**

The public rights-of-way, easements, and principal streets proposed or existing in the Project Area are shown on the attached Redevelopment Plan Maps (Appendix A).

Such streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the Agency and the City as necessary for proper development of the Project Area. Additional public streets, alleys, and easements may be created by the Agency and the City in the Project Area as needed for proper circulation.

The public rights-of-way shall be used for vehicular and pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained and created.

### **2. (§262) OPEN SPACE, PUBLIC AND QUASI-PUBLIC USES, AND FACILITIES**

In any portion of the Project Area, the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall conform, so far as possible, with the provisions of this Plan applicable to the uses in the specific area involved, and shall conform with the Carson General Plan.

## **G. (§270) GENERAL DEVELOPMENT REQUIREMENTS**

### **1. (§271) CONFORMANCE WITH THIS PLAN**

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan unless it is in conformance with the provisions of this Plan and all applicable provisions of State law. The Agency shall have the right, to the greatest extent permitted by law, to administratively interpret this Plan in order to determine whether such changes are in conformance with this Plan, including without limitation, the controls and project objectives of this Plan.

**2. (§272) NEW CONSTRUCTION**

All construction in the Project Area shall comply with and meet or exceed all applicable state and local laws now in effect, or as amended from time to time, including, but not necessarily limited to, fire, building, electrical, mechanical, grading, plumbing, and development codes of the City of Carson.

**3. (§273) REHABILITATION AND RETENTION OF PROPERTIES**

Any existing structure within the Project Area specifically approved for retention and rehabilitation may be repaired, altered, reconstructed, or rehabilitated with the permission of the owner and as may be deemed necessary by the Agency to ensure that such structure will be safe and sound in all physical respects and not detrimental to the surrounding uses. Rehabilitation standards for buildings and site improvements may be established by the Agency. These standards may be amended from time to time and may contain specialized provisions pertaining to portions of the Project Area taking into consideration historic and cultural variations and the desires of the local population.

**4. (§274) SUBDIVISION OR CONSOLIDATION OF PARCELS**

No parcels in the Project Area, including any parcels retained by a participant, shall be subdivided or consolidated without approval of the City.

**5. (§275) LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER, AND PROPOSED USE OF BUILDINGS**

Except as may be set forth in other Sections of this Plan, the type, size, height, number, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the Carson General Plan, any applicable specific plan and any requirements that may be adopted pursuant to this Plan. Current limitations on land use are indicated on the Redevelopment Plan Maps in Appendix A.

**6. (§276) THE APPROXIMATE AMOUNT OF OPEN SPACE TO BE PROVIDED AND STREET LAYOUT**

Open space and street layout is shown in the Redevelopment Plan Maps included herewith in Appendix A, and described in Section 262 of this Plan. Additional open space will be provided through application of City standards for building setbacks. An estimated 300 acres will be devoted to open space, parks, trails, landscaping, building setbacks, yards, and rights-of-way at Project completion.

**7. (§277) THE APPROXIMATE NUMBER OF DWELLING UNITS**

In accordance with the Carson General Plan, there will be a grand total of approximately 4,500 dwelling units permitted in the Project Area upon Project completion. Planned land uses shall be as indicated on the Redevelopment Plan Maps in Appendix A.

**8. (§278) THE PROPERTY TO BE DEVOTED TO PUBLIC PURPOSES AND THE NATURE OF SUCH PURPOSES**

Public uses are described in Section 260 of this Plan and authorized public improvements/facilities are described in Section 354. These improvements are generally expected to be provided in the public right-of-way or on land specifically acquired by the City for such purposes.

***H. (§280) DEVELOPMENT PROCEDURES***

**1. (§281) REVIEW OF APPLICATIONS FOR BUILDING PERMITS**

No permit shall be issued for any work pertaining to the erection, construction, moving, conversion, alternation, demolition, or addition to any building, structure, or paving until application for such permit has been made by the owner or his agent and processed in accordance with all City requirements.

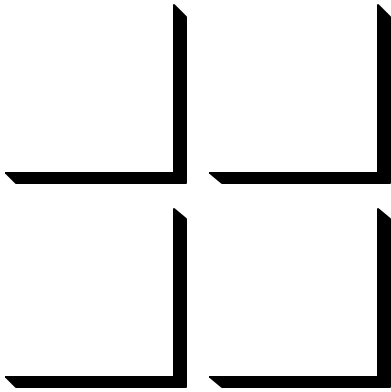
**2. (§282) AGENCY PERMIT PROCEDURES**

The Agency is authorized by resolution to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for the same has been granted all approvals required by the City and the Agency at the time of application.



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### **3.0. (§300) REDEVELOPMENT IMPLEMENTATION**

#### **A. (§310) GENERAL**

To achieve the objectives of this Plan, the Agency is authorized to undertake the following implementation actions:

1. Providing for participation by owners and tenants of properties located in the Project Area by extending preferences to remain or relocate within the redevelopment area;
2. Acquisition of real property pursuant to various limits contained herein;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced Project Area occupants;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;
7. Rehabilitation, development, or construction of low- and moderate-income housing within the City;
8. Disposition of property for uses in accordance with this Plan;
9. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
10. Rehabilitation of structures and improvements by present owners, their successors, or the Agency.

The Agency is authorized, but not obligated, to provide and expend funds to ensure the completion of the Project as a whole in accordance with this Plan. The obligation of the Agency to perform the actions indicated in this Section and in other sections of this Plan shall be

contingent upon the continued availability of funding for this Project primarily from tax increment revenues as defined in Section 520 hereof. However, the Agency may utilize any legally available sources of revenue for funding projects in accordance with this Plan.

The above implementation actions are discussed in more detail in the following sections.

## **B. (§320) PARTICIPATION BY OWNERS AND TENANTS**

### **1. (§321) CONFORMING OWNERS**

The Agency may determine that certain Real Property within the Project Area meets the requirements of this Plan.

The Agency shall, upon the request of any conforming owner, issue to such owner, in a form suitable for recordation, a Certificate of Conformance, which Certificate shall provide in substance that the property conforms to the requirements of this Plan on the date of the issuance of the Certificate, and that said Certificate shall remain valid so long as the property meets the requirements of all ordinances, policies, or codes of the City.

The Agency shall establish and maintain a process and forms for applying for a Certificate of Conformance.

### **2. (§322) PARTICIPATION OPPORTUNITIES FOR OWNERS**

Persons who are owners of real property in the Project Area shall be given an opportunity to participate in redevelopment by retaining all or a portion of their properties, acquiring adjacent or other properties in the Project Area, or, where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the Project Area, as provided in the owner participation rules adopted by the Agency.

To the extent now or hereafter permitted by law, the Agency shall establish a program under which it loans funds or provides grants to owners or tenants for the purpose of rehabilitating residential, commercial, industrial or other buildings or structures within the Project Area.

The Agency specifically intends to limit acquisition of real property to those properties which are essential to accomplishing the objectives of this Plan.

In the event a participant fails or refuses to rehabilitate or develop his/her real property pursuant to this Plan and/or the participation agreement as an alternate thereto, the real property, or any interest therein, may be acquired by the Agency subject to the limitations set forth in this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

### 3. (§323) PARTICIPATION PRIORITIES

Participation opportunities will necessarily be subject to and limited by such factors as the land uses designated for the Project Area, the provision of public facilities, realignment of streets, the ability of owners to finance acquisition and development of structures in accordance with this Plan, the ability of owners to manage or operate the proposed development or activity, or any change in the total number of individual parcels in the Project Area. Such opportunities shall be subject to rules and procedures for owner and tenant participation adopted by the Agency.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the priorities and preferences include present occupancy, the participant's length of occupancy in the area, accommodation of as many participants as possible, similar adjacent land uses, conformity of participants' proposals with the intent and objectives of this Plan, experience with the development and operation of particular uses, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community.

Opportunities to participate shall be provided first to owners and tenants with existing interest in the Project Area. Secondary participation opportunities shall be granted to owner occupants relocating within the Project Area in accordance with, and as a result of, Plan implementation. Third level priority shall be afforded existing tenants relocating within the Project Area in accordance with, and as a result of, Plan implementation. Last priority shall be afforded to firms and persons from outside the Project Area. If participants fail to perform as mutually agreed, the Agency shall have the authority to acquire the subject property in order to effectuate the purposes of this Plan.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

**4. (§324) RE-ENTRY PREFERENCES FOR TENANTS**

It is not the intention of the Agency to cause any tenant, resident or business to be permanently or temporarily moved from its current location in the Project Area. However, if such should happen as a result of an Agency action, the Agency shall extend reasonable preferences to persons who are living in or engaged in business in the Project Area to resettle or to re-enter in business within the Project Area, if they otherwise meet the requirements prescribed in this Plan.

**5. (§325) PARTICIPATION AGREEMENTS**

In exchange for Agency participation or assistance, and at the Agency's option, each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop, rehabilitate, or use the property in conformance with this Plan and be subject to the provisions in the participation agreement. In such agreements, participants who retain Real Property shall be required to join in the recordation of such documents as are necessary to make the provisions of the agreement applicable to their properties.

***C. (§330) PROPERTY ACQUISITION AND MANAGEMENT***

**1. (§331) ACQUISITION OF REAL PROPERTY**

The Agency may acquire, but is not required to acquire, any real property by gift, devise, exchange, lease, purchase, eminent domain as limited by Section 332, or any other lawful method.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under this agreement. To the extent required by law, the Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and



controls of this Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

Any covenants, conditions, or restrictions existing on any real property within the Project Area prior to the time the Agency acquires title to such property, which covenants, conditions, or restrictions restrict or purport to restrict the use of, or building upon, such real property, shall, when the Agency complies with the procedures of CRL Section 33397, be void and unenforceable as to the Agency and any other subsequent owners, tenants, lessees, easement holders, mortgagees, trustees, beneficiaries under a deed of trust, or any other persons or entities acquiring an interest in such real property from such time as title to the real property is acquired by the Agency.

## 2. (§332) LIMITS ON EMINENT DOMAIN

It is in the public interest and is necessary in order to eliminate conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain, as limited in this Section, to be employed by the Agency to acquire any interest in real property in this Project Area, which cannot otherwise be acquired by gift, devise, exchange, purchase or any other lawful method pursuant to authorization of this Plan.

Notwithstanding any provisions herein to the contrary, the power of eminent domain is restricted as follows:

- a) No eminent domain proceeding to acquire real property within the Project Area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan.
- b) No eminent domain proceeding to acquire real property within the Project Area shall be commenced against any residentially zoned property or any property on which a person or persons reside, except if pursuant to the Carson Municipal Code, such person or persons reside in a caretaker's or superintendent's residence which is a minor use related to and incidental to the principal industrial use on the same site. This prohibition shall not apply to any mobile home park or trailer park if less than ten percent (10%) of the spaces in such mobile home park or trailer park are occupied.
- c) Subject to paragraph (b), above, the maximum aggregate amount of commercially or industrially zoned property that the

Agency may acquire by eminent domain, as evidenced by one or more final judicial orders of condemnation, shall not exceed fifty (50) acres.

**3. (§333) ACQUISITION OF PERSONAL PROPERTY**

Generally, personal property shall not be acquired. However, where necessary for the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

**4. (§334) PROPERTY MANAGEMENT**

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may insure against risks or hazards, any of the real or personal property which it owns.

The Agency is not authorized to own and operate rental property acquired and rehabilitated in prospects of resale, beyond a reasonable period of time necessary to effect such resale.

In accordance with CRL Section 33401, the Agency may, in any year during which it owns property in the Project Area, pay directly to any City, County, City and County, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the City, County, City and County, district, including, but not limited to, a school district, or other public corporation would have received if the property had not been tax exempt.

***D. (§340) RELOCATION OF PERSONS, FAMILIES AND BUSINESSES***

**1. (§341) RELOCATION ASSISTANCE**

Relocation advisory assistance will be furnished by the Agency to any person (either owners or renters) or business concern that is

displaced by the Agency in connection with the implementation of this Plan. No person of low- or moderate-income will be required by the Agency to move from his/her dwelling unit until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Replacement housing shall be available in areas not generally less desirable with regard to public utilities, public and commercial facilities, and reasonably accessible to the place of employment.

## 2. (§342) RELOCATION METHOD

The Agency has prepared and adopted a feasible method for relocation entitled “Acquisition and Relocation Guidelines”. The relocation method describes the plan for the relocation of all of the following:

1. Families and persons to be temporarily or permanently displaced from housing facilities in the Project Area.
2. Nonprofit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the Project Area.

The City Council shall insure that such method of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

## 3. (§343) RELOCATION PAYMENTS

The Agency shall make relocation payments to qualified persons or businesses displaced by the Project pursuant to applicable laws. Such relocation payments shall be made pursuant to Agency rules and regulations adopted pursuant to California Government Code and guidelines promulgated by the State Department of Housing and Community Development and any Agency rules and regulations adopted pursuant thereto. In addition, the Agency may make any additional relocation payments which, in the Agency’s opinion, may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

**4. (§344) TEMPORARY RELOCATION**

The Agency is authorized to provide temporary relocation facilities on cleared sites within the Project Area. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and business facilities for businesses within the Project Area prior to permanent disposition and development of such cleared sites. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

***E. (§350) DEMOLITION, CLEARANCE, SITE PREPARATION, AND PUBLIC IMPROVEMENTS***

**1. (§351) DEMOLITION AND CLEARANCE**

The Agency is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

**2. (§352) BUILDING SITE PREPARATION**

The Agency is authorized to prepare, or cause to be prepared as building sites, any real property in the Project Area.

**3. (§353) PROJECT IMPROVEMENTS**

Pursuant to CRL Section 33421, the Agency is authorized to install and construct, or to cause to be installed and constructed, improvements and public utilities necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, overpasses, underpasses, bridges, and landscaped areas.

**4. (§354) PUBLIC IMPROVEMENTS**

The Agency may, with the consent and cooperation of the City Council, pay all or part of the value of the land for, and the cost of the installation and construction of, any buildings, facilities, structures or other improvements which are publicly owned, including school facilities, either outside or inside the Project Area, if to the extent required by law, each of the City Council and the Agency determines that:

1. That the buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the project is located, regardless of whether the improvement is within another Project Area, or in the case of a Project Area in which substantially all of the land is publicly owned, that the improvement is of benefit to an adjacent Project Area of the Agency.
2. That no other reasonable means of financing the buildings, facilities, structures, or other improvements are available to the Agency or the City.
3. That the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Project Area or provide housing for low- or moderate-income persons, and is consistent with the implementation plan adopted pursuant to CRL Section 33490.

The Agency is specifically authorized to provide or participate in providing the improvements described in this Section 354, and is authorized to install and construct, or to cause to be installed or constructed, any public improvements, including utilities, necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, or overpasses, underpasses, bridges, and landscaped areas.

In addition, the Agency is authorized to plan, design and finance in whole or in part the construction of specific improvements to help ensure the complete redevelopment of the Project Area ("Authorized Improvements"). Said Authorized Improvements shall include: improvements listed in the City's Capital Improvements Plan; improvements and other projects listed in any implementation plan adopted pursuant to Section 33352 or Section 33490; improvements, plans or projects listed or otherwise described in any City budget adopted by the City Council; improvements, plans or projects listed or otherwise described in any Agency budget adopted by the Agency; or any other improvements, plans or projects duly approved by the City Council that would otherwise meet the requirements and limitations of the CRL.

The following list is drawn from the City of Carson Capital Improvements Plan, and includes items that would be of benefit to the Project Area, and thus potentially eligible for funding pursuant to this Section 354 in proportion to the extent that they would

benefit the Project Area. Listing of the following specific improvements in no way approves the construction of, or funding for, said improvements without specific, improvement-by-improvement approval by the Agency and the City Council.

*Carson Redevelopment Agency*  
**CAPITAL IMPROVEMENT PLAN**  
 FY 2002/2006

<i>Project Category</i>	<i>No.</i>	<i>Project Title</i>
Project Planning and Development	1	Municipal Service Center Feasibility Study
	2	Pavement Evaluation and Design
	3	Pedestrian & Bicycle Safety Study
	4	Carson Street Specific Plan Preparation
	5	Citywide Drainage Master Plan
	6	Traffic Signal Master Plan
	7	Art in Public Places
	8	Update Citywide Traffic Counts
Street Improvements	1	223rd Street Improvements from Wilmington Avenue to Alameda Street
	2	Main Street Improvements from Carson St. to Torrance Blvd. and 405 Fwy. to Victoria St.
	3	Broadway Ave. Improvements from Main St. to Griffith St.
	4	223rd St. Landscaped Medians
	5	Install City Entry Monuments at various Citywide Locations
	6	Alameda Street sound wall from Carson St. to Dominguez St.
	7	Carson Street Specific Plan - Implementation of Public Improvements
	8	Gardena Blvd. Storm Drain (1A) Phase II
	9	Avalon Blvd. Storm Drain from Sepulveda Blvd. to Realty St.
	10	Torrance Blvd. Bridge Widening at the I-110
	11	Main Street/ I-405 Freeway Interchange Modification
	12	Sepulveda Boulevard Reconstruction from Main St. to Avalon Blvd.
	13	Main Street Improvements from Torrance Blvd. to 405 Fwy.
	14	Figueroa Street Improvements from Carson St. to 234th St.
	15	Street Overlay Project at Various Locations State Transportation Improvement Program Albertoni, Carson & Main
	16	Annual Citywide Slurry Seal
	17	Annual Citywide Street Overlay & Reconstruction
	18	Concrete Replacement Program
	19	New Sidewalk Program
	20	Avalon Blvd. Medians from 223rd St. to 228th St.
	21	Citywide Street Sign Upgrade
	22	San Pedro St. Drainage Avalon Blvd. and San Pedro St.
	23	Median Irrigation System Upgrade
	24	Five Year Pavement Crack Seal Project

<i>Project Category</i>	<i>No.</i>	<i>Project Title</i>
Traffic Improvements	1	Railroad Crossing on Carson St. between Wilmington Ave. and Alameda
	2	Traffic Signal Installation at Fire Station 127
	3	Traffic Improvements at Wilmington Ave./405 Fwy - 223rd St.
	4	Traffic Signal Upgrade at 223rd St. and Grace Ave.
	5	Traffic Signal Upgrade at Carson St. and Orrick St.
	6	Railroad Crossing at Dominguez Street
	7	Traffic Signal Upgrade at 213th St. and Dolores St.
	8	Traffic Signal Upgrade at 223rd St. and Moneta Ave.
	9	Traffic Signal Upgrade at 223rd St. and Dolores St.
	10	Traffic Signal Upgrade at Carson St. and Dolores St.
Park Improvements	1	Carson Park Improvements
	2	Hemingway Park Improvements
	3	Carson Park Pool Upgrade
	4	Hemingway Park Pool
	5	Friendship Mini-Park Improvements
Miscellaneous Improvements	1	Community Center Improvements (Phase I/East. Wing)
	2	Pumphouse Modifications
	3	Corporate Yard Facility Improvements
	4	Teen Center
	5	Public Safety Area Facility Improvements
	6	Citywide Facility Security Upgrade
	7	Community Center Improvements (Phase II/East. Wing)
	8	Reclaimed Water Project (Phase II)

**ADDITIONAL FACILITIES OR IMPROVEMENTS**

Changes in circumstances or designs may alter the location of the facilities described above, or may require other related facilities. The financing of such related facilities shall be deemed authorized by the Agency.

The Agency is authorized to finance the construction of additional improvements in the Project Area based on the requirements of any future project environmental impact report, the Congestion Management Program (CMP), or the Air Quality Management Plan (AQMP), or any other regional or local regulatory program.

Changes in circumstances or designs may alter the location of the facilities described above in this chapter, or may require other related facilities.

**5. (§355) TEMPORARY PUBLIC IMPROVEMENTS**

The Agency is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public improvements shall include, but not be limited to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

**F. (§360) REHABILITATION AND CONSERVATION OF STRUCTURES**

**1. (§361) REHABILITATION OF STRUCTURES**

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and financially assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency.

The Agency and the City may conduct a rehabilitation program to encourage owners of property within the Project Area to upgrade and maintain their property consistent with City codes and standards. The Agency and the City may develop a program for making low interest loans for the rehabilitation of properties in the Project Area. Properties may be rehabilitated under an Agency low interest loan program, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Plan.

**2. (§362) MOVING OF STRUCTURES**

As is necessary in carrying out this Plan and where it is economically feasible to so do, the Agency is authorized to move, or cause to be moved, any standard structure or building, which can be rehabilitated, to a location within or outside the Project Area.

**3. (§363) BUILDINGS OF HISTORICAL SIGNIFICANCE AND OTHER CULTURAL, HISTORIC OR SCENIC RESOURCES**

To the extent practical, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State and City guidelines. The Agency shall make every feasible effort to conserve any structure determined to be historically significant.



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**G. (§370) REAL PROPERTY DISPOSITION AND DEVELOPMENT**

**1. (§371) GENERAL REQUIREMENTS**

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

In the manner required and to the extent permitted or required by law, before any interest in real property acquired by the Agency in whole or in part, directly or indirectly, with tax increment monies is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease, or disposition shall first be approved by the City Council after public hearing. Unless otherwise allowed, the Agency shall lease or sell all real property acquired by it in the Project Area, except property conveyed by it to the City.

Where required by the CRL, all real property acquired by the Agency in the Project Area shall be sold or leased for development at prices which shall not be less than fair market value for the highest and best uses permitted under this Plan, or the fair reuse value of the interest to be conveyed or leased, as determined at the use and with the conditions, covenants, and development costs required by the sale or lease. To the extent required by law, property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation, or an annual report concerning such property shall be published by the Agency as required by CRL Section 33443.

All purchasers or lessees of Agency-owned property in the Project Area shall be obligated: 1) to use the property for the purposes designated in this Plan; 2) to begin and complete development of the property within a period of time which the Agency fixes as reasonable; 3) to comply with the covenants, conditions, or restrictions that the Agency deems necessary to prevent speculation or excess profit taking in undeveloped land, including right of reverter to the Agency; and, to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the extent permitted by law, the Agency is authorized to dispose of real property by lease or sale by negotiation without public bidding. Real property may be conveyed by the Agency to the City or any other public body without charge.

## 2. (§372) DISPOSITION AND DEVELOPMENT DOCUMENTS

To provide adequate safeguards ensuring that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, or other lawful means. Where determined appropriate by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the City.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All deeds, leases, or contracts for the sale, lease, sublease, or other transfer of any land in a redevelopment project shall contain the following obligations and nondiscrimination clauses.

1. Refrain from restricting the rental, sale or lease of property on the basis of race, ethnicity, color, religion, sex, marital status, ancestry or national origin of any person by lessees and purchasers of real property acquired in redevelopment projects and owners of property improved as part of a redevelopment project is prohibited. The Agency, in accordance with CRL Section 33435, shall obligate said lessees and purchasers to refrain from discriminatory practices.
2. In accordance with CRL Section 33436, leases and contracts that the Agency proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any real property in the Project Area shall include the following provisions:

In deeds, the following language shall appear: “The grantee herein covenants by and for himself, his/her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, ethnicity, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises

herein conveyed. The foregoing covenants shall run with the land”.

In leases, the following language shall appear: “The lessee herein covenants by and for himself or herself, his/her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, ethnicity, color, creed, religion, sex, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.”

- c) In contracts entered into by the Agency relating to the sale, transfer or leasing of land or any interest therein acquired by the Agency within any Survey Area or Project Area, the foregoing provisions, in substantially the forms set forth, shall be included, and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

### 3. (§373) DESIGN FOR DEVELOPMENT

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish restrictions on heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area. Such controls may not relax the requirements of the Carson Zoning Ordinance, or any applicable specific plan.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with any such controls. In the case of property which is the subject of a disposition and

development or participation agreement with the Agency, it shall be constructed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency will not approve any plans that do not comply with this Plan.

#### 4. (§374) DEVELOPMENT BY PARTICIPANTS

Pursuant to the provisions of this Plan and the rules adopted by the Agency pursuant to Section 322 above, the Agency may, as appropriate and in accordance with those rules, offer real property in the Project Area for purchase and development by owner participants and tenant participants who have appropriately expressed an interest in participating.

#### 5. (§375) DEVELOPMENT BY AGENCY

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any buildings, facilities, structures, or other improvements, either within or outside the Project Area, for itself or for any public body or entity, if a determination is made that such improvements would be of benefit to the Project Area and that no other reasonable means of financing such construction is available to the community. During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

The Agency may pay for, install, or construct the following facilities, and may acquire or pay for the land required, including, but not limited to:

- Community facilities
- Curbs, gutters, sidewalks, landscaping, and streetscaping
- Landscaped areas and open space
- Over- and under-passes
- Parking facilities
- Parks, playgrounds and plazas
- Public buildings (but not including City administration buildings)
- School facilities (but not including privately owned schools)

- Sidewalks
- Site improvements for new development, including foundations and parking structures
- Sound barriers or other physical improvements along a freeway or railroad right-of-way within the Project Area boundaries.
- Storm drains and flood control facilities
- Street and circulation improvements
- Street furniture
- Street lighting
- Street rights-of-way
- Transportation improvements required to meet an adopted congestion management deficiency plan, transportation improvement plan, or air quality management plan.
- Utilities, including but not limited to electrical, natural gas, telephone and water distribution systems
- Water and sewer lines and facilities, including treatment facilities

The Agency shall require that development plans be submitted to it for review and approval. All development must conform to this Plan and all federal, state, and local laws, as amended from time to time, and must receive the approval of appropriate public agencies.

**6. (§376) INDUSTRIAL AND MANUFACTURING PROPERTY**

To the extent now or hereafter permitted by law, the Agency may, as part of an agreement that provides for the development or rehabilitation of property within the Project Area that will be used for industrial or manufacturing purposes, assist with the financing of facilities or capital equipment including, but not necessarily limited to, pollution control devices. Prior to entering into an agreement for a development that will be assisted pursuant to this Section, the Agency will find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

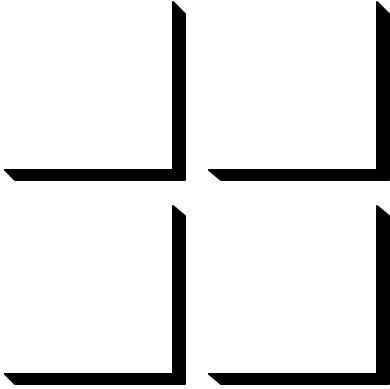
**7. (§377) PERSONAL PROPERTY DISPOSITION**

For purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.



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## ***4.0 (\$400) LOW- AND MODERATE-INCOME HOUSING***

### ***A. (\$410) 20% TAX INCREMENT FUNDS REQUIREMENT***

Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to CRL Section 33670 shall be used by the Agency for the purposes of increasing and improving the City's supply of housing for persons and families of low- or moderate-income.

### ***B. (\$420) LOW- AND MODERATE-INCOME HOUSING AND REPLACEMENT***

The Agency shall provide for affordable housing in compliance with all applicable provisions of the CRL, including but not limited to CRL Sections 33334.2 et seq., 33413 and 33413.5.

### ***C. (\$430) PROVISION OF LOW- AND MODERATE-INCOME HOUSING***

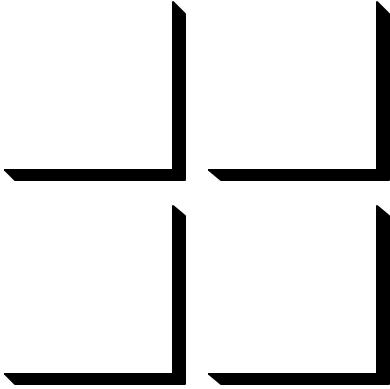
The Agency may, to the extent permitted by law and land use designations, inside or outside the Project Area, acquire land, sell or lease land, donate land, improve sites, price restrict units, or construct or rehabilitate structures in order to provide housing for persons and families of low- or moderate-income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the City.



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## **5.0 (\$500) PROJECT FINANCING**

### **A. (\$510) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD**

The Agency, if it deems appropriate, is authorized to finance this Project with assistance from Carson, State of California, United States Government, any other public agency, through the use of property tax increments, interest revenue, income revenue, Agency-issued notes and bonds, or from any other available sources of financing which are legally available and do not conflict with the objectives of this Plan.

The City may, in accordance with the law, supply advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established by an agreement between the City of Carson and the Carson Redevelopment Agency.

### **B. (\$520) TAX INCREMENTS**

No portion or section of this Plan shall be construed in any way whatsoever, as limiting or reducing the Agency's ability to pay any indebtedness of the Agency existing as of the date of adoption of this Plan.

#### **1. (\$521) TAX INCREMENTS**

Pursuant to CRL Section 33670, for a period not to exceed 45 years from the date of adoption of the ordinance approving this Plan, or such longer time as is provided by CRL Section 33333.2 (a) or otherwise, all taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, City of Carson, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the

ordinance approving this Plan, or any amendment thereto, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds for the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of the ordinance but to which that territory has been annexed or otherwise included after that effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and,
2. Except as provided in paragraphs (3) and (4) below, that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Plan. Unless and until the total assessed value of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area, as shown by the last equalized assessment roll referred to in paragraph (1) above, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid; and,
3. That portion of the taxes identified in paragraph (1) above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1989.

4. That portion of tax revenues allocated to the Agency pursuant to paragraph (1) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

## 2. (§522) OTHER TAX INCREMENT PROVISIONS

The portion of taxes allocated and paid to the Agency pursuant to subparagraph 2 of Section 521 is hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

Taxes levied in the Project Area and allocated to the Agency as provided in CRL Section 33670 may, to the greatest extent legally allowable, be used anywhere within the territorial jurisdiction of the Agency to finance the construction or acquisition of public improvements that will enhance the environment of a residential neighborhood containing housing for persons and families of low- or moderate-income, and public improvements which will be of benefit to the Project Area. Priority for the use of said taxes allocated from the Project Area must first be on projects in the Project Area or on projects outside the Project Area that are of benefit to the Project Area.

## C. (§530) ISSUANCE OF BONDS AND NOTES

The Agency may issue bonds or notes or other obligations when a determination has been made that such financing is required and feasible. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay or refinance principal and interest when due and payable.

The Agency may issue bonds and notes to finance its activities, including bonds on which the principal and interest are payable in whole or in part from tax increments. The total outstanding principal of any bonds so issued and repayable from said tax increments shall not exceed \$85,000,000,<sup>1</sup> except by amendment of this Plan.

#### **D. (\$540) LOANS AND GRANTS**

The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advanced funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

#### **E. (\$550) FINANCING LIMITATIONS**

Except as otherwise permitted by law, no loans, advances, or indebtedness to finance, in whole or in part, this Project and to be repaid from the allocation of taxes described in the aforementioned CRL Section 33670 shall be established or incurred by the Agency beyond twenty (20) years from the effective date of the ordinance adopting this Plan, except by amendment of this Plan. This time limit shall not prevent the Agency from incurring debt to be paid from the Low- and Moderate-Income Housing Fund (see Section 430) or establishing more debt in order to fulfill the Agency's housing obligations under CRL Section 33333.8(a). The loans, advances or indebtedness may be repaid over a period of time longer than this limit.

The time limits on financing established in this Section shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limits have expired if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limits to collect tax increment established in Section 521 herein.

#### **F. (\$560) LOW- AND MODERATE-INCOME HOUSING FUND**

Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 520 of this Plan shall be held in a separate low- and moderate-income housing fund and used by the Agency for the purposes of increasing, improving, and preserving the community's supply of housing for persons and families of low- or

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<sup>1</sup> Maximum supportable debt based on net annual tax increment revenues of \$8.4 million per annum in year 30 of the Redevelopment Plan. Actual outstanding principal on bonds issued pursuant to Section 530 is likely to be less than this limit.

moderate-income, as defined in Section 50093 of the Health and Safety Code, and very-low-income households, as defined in Section 50105 of the Health and Safety Code.

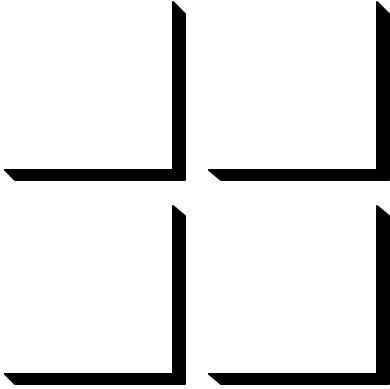
***G. (§570) FINANCIAL BURDEN ON TAXING AGENCIES***

The Agency shall pay to any taxing agency with territory located within the Project Area any amounts of money required by CRL Section 33607.5(b).



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## **6.0 (\$600) ADMINISTRATION**

### **A. (\$610) ADMINISTRATION AND ENFORCEMENT OF THE PLAN**

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan, or other documents entered into pursuant to this Plan, may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other available legal or equitable remedies. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

All provisions of the CRL as may be required to be included in a redevelopment plan are hereby incorporated as if fully set forth herein.

### **B. (\$620) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS AND LIMITS TO RECEIVE PROPERTY TAXES**

Pursuant to CRL Section 33333.2(a)(2), the effectiveness of this Plan in the Project Area shall terminate at a date that shall not exceed thirty (30) years from the date of adoption of Ordinance No. 02-1254 adopting this Plan. After the time limit on the effectiveness of this Plan, the Agency shall have no authority to act pursuant to this Plan, except to pay previously incurred indebtedness, to enforce existing covenants or contracts, including nondiscrimination and nonsegregation provisions, which shall run in perpetuity, and to

complete its housing obligations pursuant to CRL Section 33333.2(a) and CRL Section 33333.8.

### ***C. (§630) PROCEDURE FOR AMENDMENT***

This Plan may be amended by means of the procedure established in CRL Sections 33450 through 33458, or by any other procedure established by law. Necessarily some of the statements in this Plan are general and tentative, and formal amendment of the Plan is not required for a subsequent administrative interpretation.

### ***D. (§640) AGENCY/CITY COOPERATION***

Subject to any limitation in law, the City will aid and cooperate with the Agency in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blight or those conditions which caused the blight in the Project Area. Actions by the City may include, but are not necessarily limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan.
2. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.
3. Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
4. Provision for administration and enforcement of this Plan by the City after development.
5. Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
6. The initiation and completion of any other proceedings necessary to carry out the Project.



**E. (§650) COOPERATION WITH OTHER PUBLIC JURISDICTIONS**

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies that own or intend to acquire property in the Project Area. Any public body that owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

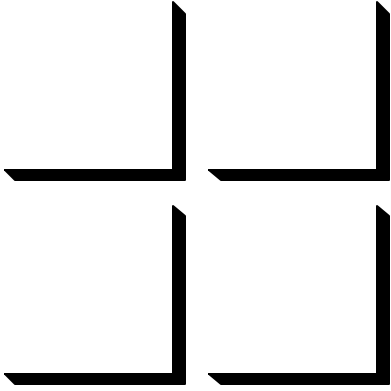
**F. (§660) SEVERABILITY**

By adoption of this Plan, it is the intent of the City Council to create a Project Area No. 4. If any portion or aspect of the creation of Project Area No. 4, or the procedures relating thereto, is invalidated by a court of competent jurisdiction, then the remaining actions of the City Council as to the adoption of this Plan and the remaining portions of this Plan not affected by the court's decision to invalidate, shall be severable from the invalidated portion(s) or aspect(s) and shall remain in full force and effect.



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## ***APPENDIX A***

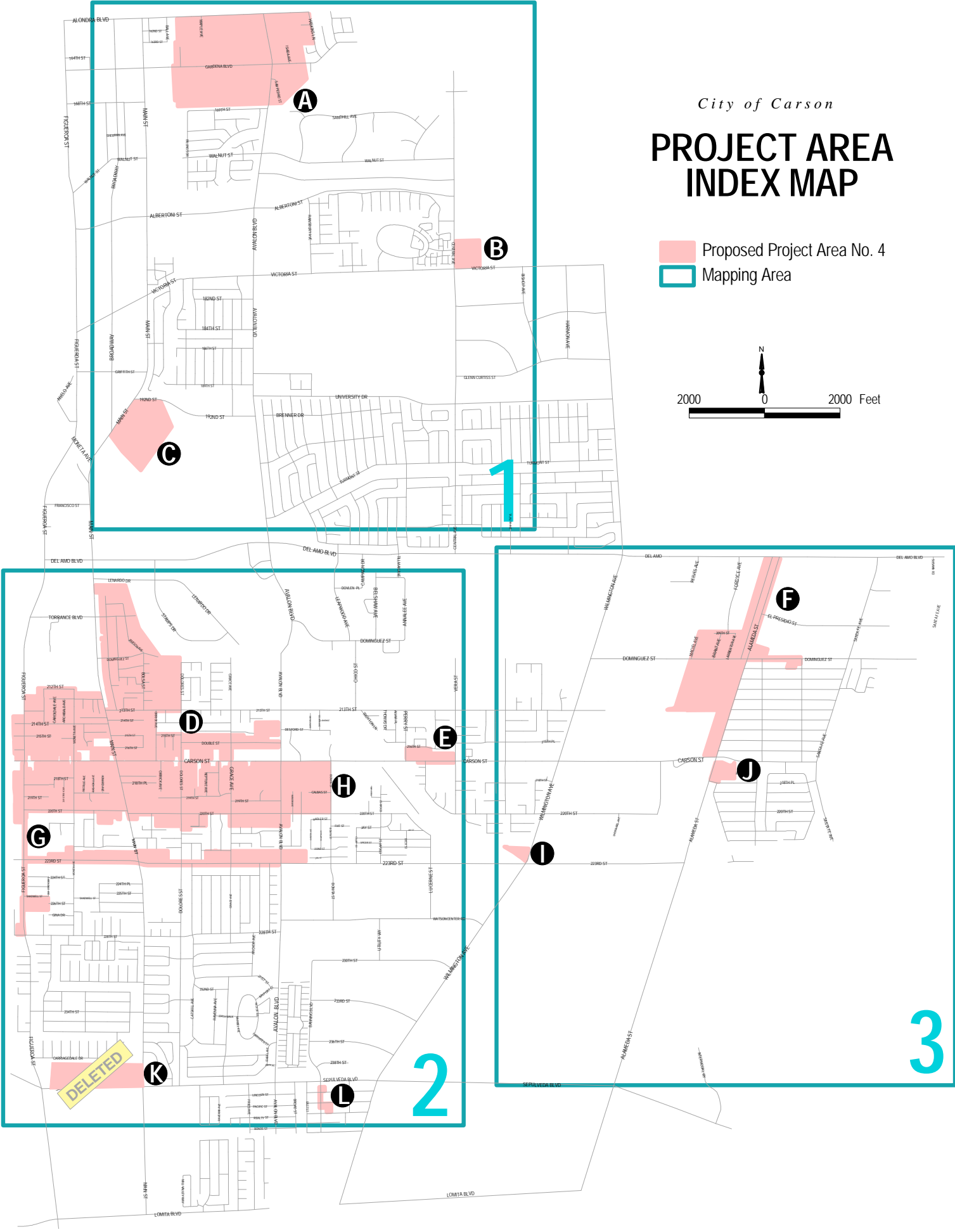
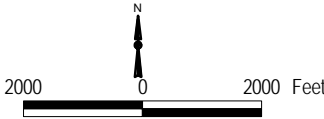
*REDEVELOPMENT PLAN MAPS FOR PROJECT AREA NO. 4*

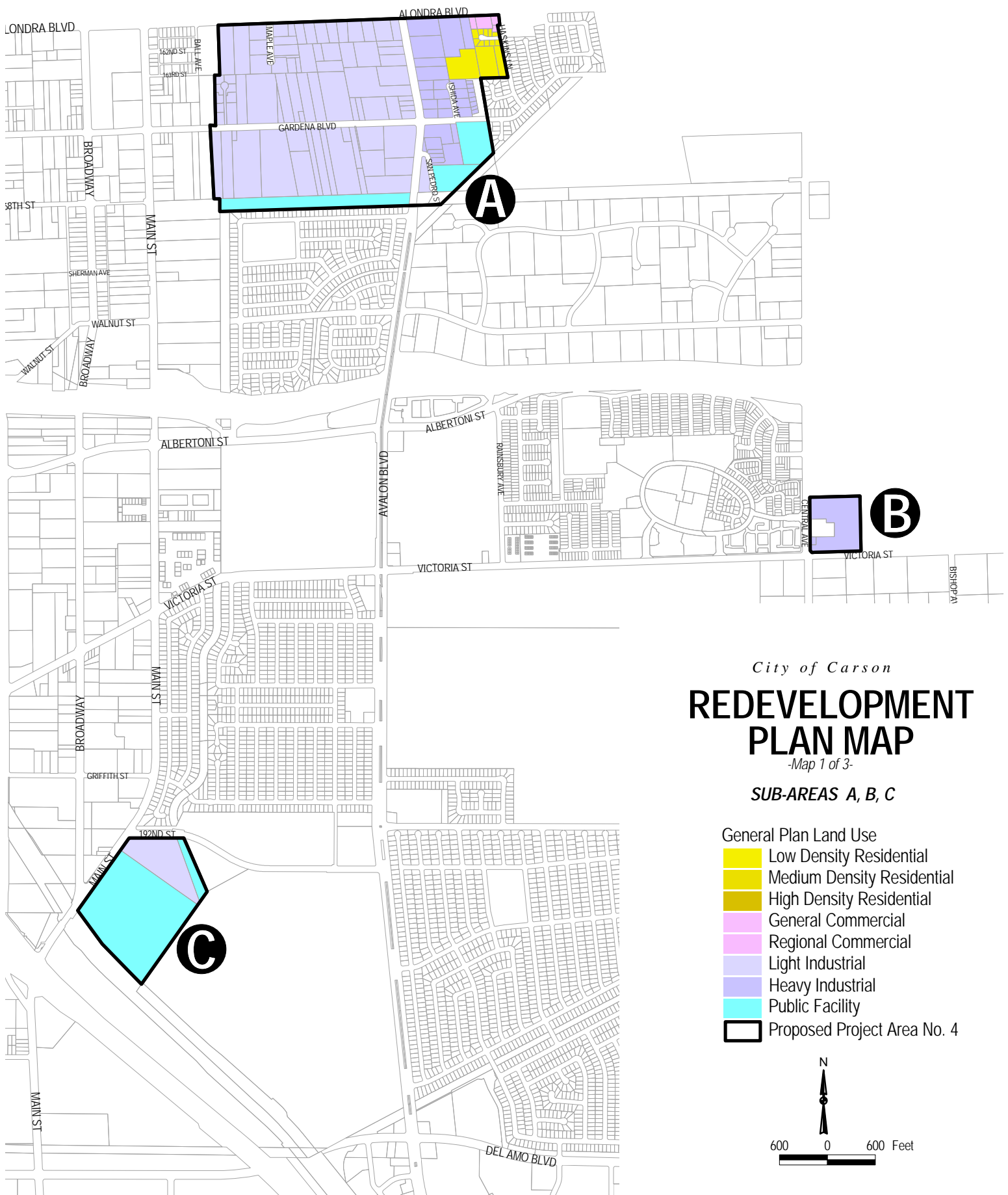


City of Carson

# PROJECT AREA INDEX MAP

- Proposed Project Area No. 4
- Mapping Area





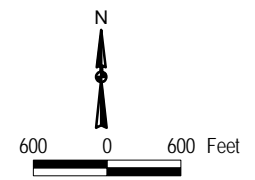
City of Carson

# REDEVELOPMENT PLAN MAP

-Map 1 of 3-

**SUB-AREAS A, B, C**

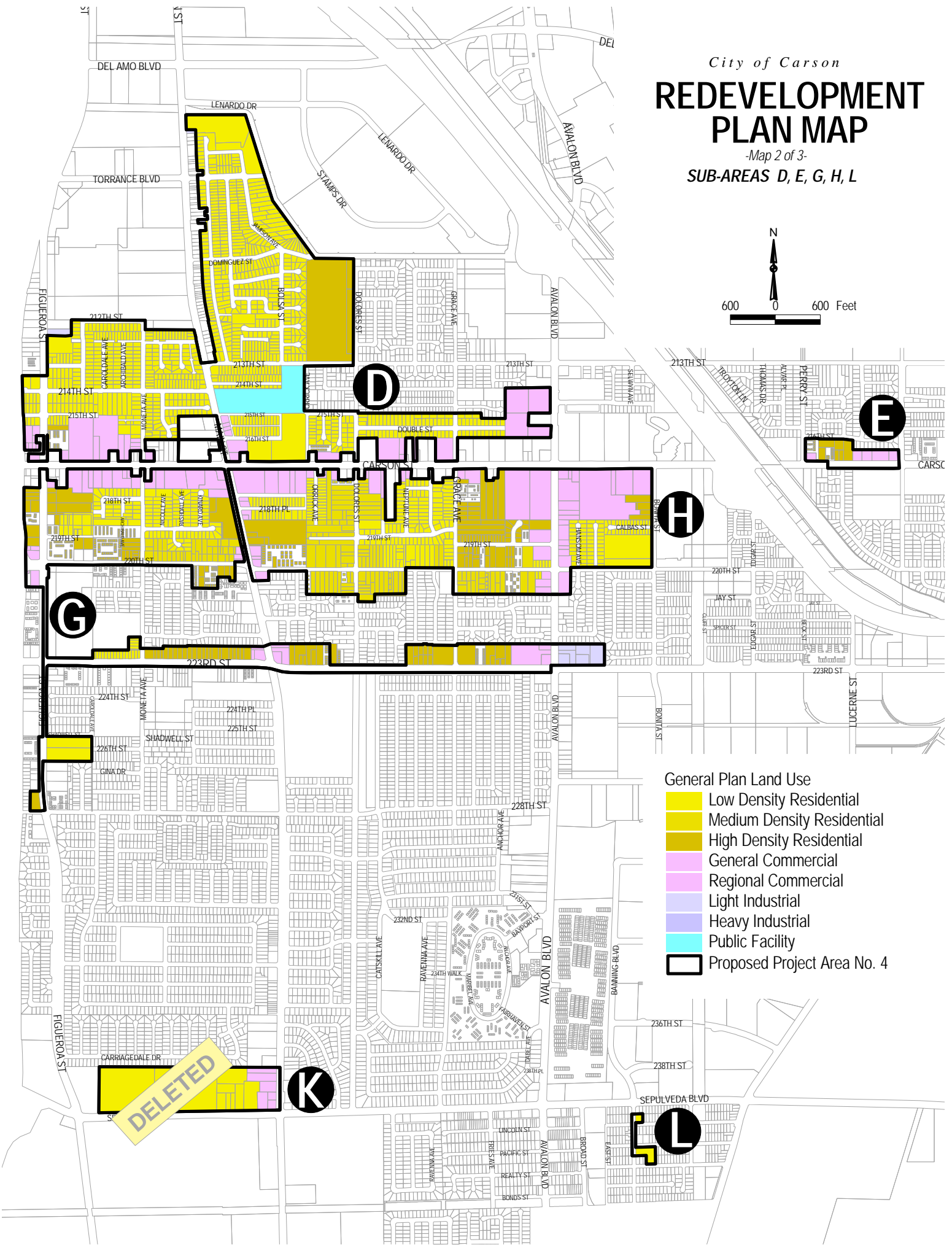
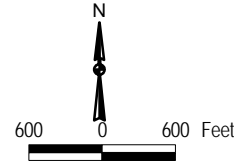
- General Plan Land Use
- Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - General Commercial
  - Regional Commercial
  - Light Industrial
  - Heavy Industrial
  - Public Facility
  - Proposed Project Area No. 4



# REDEVELOPMENT PLAN MAP

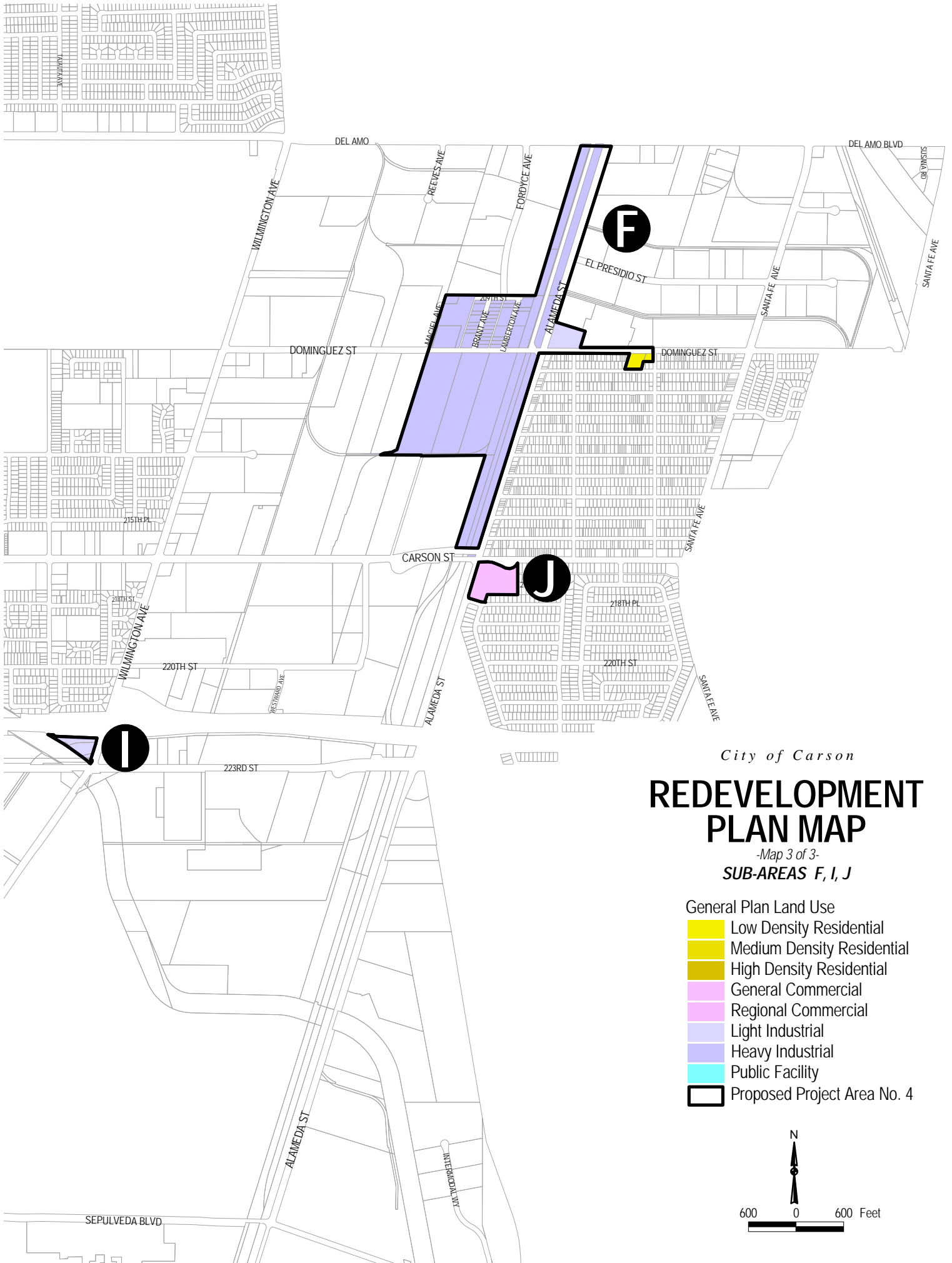
-Map 2 of 3-

SUB-AREAS D, E, G, H, L



### General Plan Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Regional Commercial
- Light Industrial
- Heavy Industrial
- Public Facility
- Proposed Project Area No. 4



City of Carson

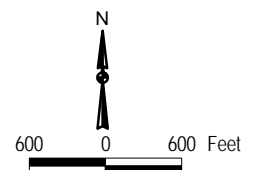
# REDEVELOPMENT PLAN MAP

-Map 3 of 3-

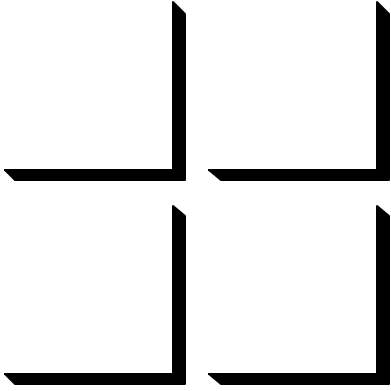
**SUB-AREAS F, I, J**

General Plan Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Regional Commercial
- Light Industrial
- Heavy Industrial
- Public Facility
- Proposed Project Area No. 4







## ***APPENDIX B***

### ***LEGAL DESCRIPTION FOR PROJECT AREA NO. 4***



## **LEGAL DESCRIPTION**

### **PROJECT AREA NO. 4**

prepared for the

### **Carson Redevelopment Agency**

This Legal Description is to be used in conjunction with the Boundary Map of the Project Area No. 4. The course numbers on the description correspond with the course number shown on the Boundary Map. All of that certain real property in the City of Carson, County of Los Angeles, State of California described as follows:

#### **SUBAREA A**

##### **POB**

Beginning at the intersection of the centerline of Alondra Boulevard, 100 feet wide with the centerline of Haskins Lane, 60 feet wide of Parcel Map No. 11326 as shown on map recorded in Book 113, Page 77 of Maps, Records of said County; thence

1. South  $11^{\circ} 05' 30''$  East a distance of 840.65 feet more or less along said centerline of Haskins Lane to its intersection with the easterly prolongation of the north line of Tract No. 27737, as shown on map recorded in Book 703, Pages 85 through 87 of Maps, Records of said County; thence
2. South  $87^{\circ} 51' 00''$  West a distance of 367.85 feet more or less along said easterly prolongation and said north line to its intersection with the west line of said Tract No. 27737; thence
3. South  $11^{\circ} 06' 15''$  East a distance of 280.62 feet more or less along said west line to its intersection with the south line of Parcel Map No. 13950 as shown on map recorded in Book 144, Page 77 of Parcel Maps, Records of said County; thence
4. South  $87^{\circ} 51' 00''$  West a distance of 11.39 feet more or less along said south line to its intersection with the west line of said Tract No. 27737; thence
5. South  $10^{\circ} 51' 46''$  East a distance of 660 feet more or less along said west line and its southeasterly prolongation to its intersection with the northwest Right-of-Way line of Los Angeles City Department of Water and Power, 100 feet wide; thence

6. South  $47^{\circ} 30''$  West a distance of 920 feet more or less along said northwest Right-of-Way line to its intersection with the south Right-of-Way line of Southern California Edison County Right-of-Way line, 100 feet wide, also being the north line of Tract No. 27056 as shown on map recorded in Book 698, Pages 51 through 57 of Maps, Records of said County; thence
7. North  $87^{\circ} 31' 37''$  West a distance of 2,758 feet more or less along said south Right-of-Way line to its intersection with the west Right-of-Way line of Southern California Edison Company also being the boundary line of Redevelopment Project Area No. One, 19840 Amended Area; thence
8. Northerly a distance of 160 feet more or less along said west Right-of-Way line to its intersection with the south line of Lot No. 9 of Bassett Tract as shown on map recorded in Book 2, Page 44 of Maps, Records of said County; thence
9. Westerly a distance of 75 feet more or less along said south line to its intersection with the west line of said Lot 9; thence
10. Northerly a distance of 920 feet more or less along said west line to its intersection with the north Right-of-Way line of Gardena Boulevard, 60 feet wide; thence
11. East a distance of 50 feet more or less along said north Right-of-Way line to its intersection with the west line of Parcel Map as shown on map recorded in Book 201, Pages 76 and 77 of Parcel Maps, Records of said County; thence
12. Northerly a distance of 619 feet more or less along said west line to its intersection with the north line of last mentioned Parcel Map; thence
13. Easterly a distance of 63 feet more or less along said north line to its intersection with the west line of Lot 11 of said Bassett Tract; thence
14. Northerly a distance of 668 feet more or less along said west line and its northerly prolongation to its intersection with the centerline of Alondra Boulevard, 100 feet wide; thence
15. Easterly a distance of 3,490 feet more or less along said centerline to the Point of Beginning.

## **SUBAREA B**

### **POB**

Beginning at the intersection of the centerline of Victoria Street, 100 feet wide, with the centerline of Central Avenue, 102 feet wide, of Parcel Map No. 24971 as shown on map recorded in Book 289, Pages 13 and 14 of Parcel Maps, Records of said County; thence

1. North  $0^{\circ} 22' 02''$  West a distance of 735.18 feet more or less along said centerline of Central Avenue to its intersection with the westerly prolongation of the north line of said Parcel Map No. 24971; thence
2. North  $87^{\circ} 59' 53''$  East a distance of 660.85 feet more or less along said prolongation and said north line to its intersection with the east line of said Parcel Map No. 24971; thence
3. South  $1^{\circ} 13' 14''$  West a distance of 164.32 feet more or less along said east line to its intersections with the southeast line of said Parcel Map No. 24971; thence
4. South  $45^{\circ} 03' 28''$  West a distance of 23.69 feet more or less along said southeast line to its intersection with the east line of said Parcel Map No. 24971; thence
5. South  $51^{\circ} 50' 33''$  West a distance of 554.38 feet more or less along said east line and its southerly prolongation line to its intersection with the centerline of Victoria Street, 100 feet wide; thence
6. South  $87^{\circ} 59' 34''$  West a distance of 660.81 feet more or less along said centerline to the Point of Beginning.

## **SUBAREA C**

### **POB**

Beginning at the intersection of the southeasterly Right-of-Way line of Main Street, 90 feet wide with the centerline of 192nd Street feet wide; thence

1. Easterly a distance of 700 feet more or less along said centerline to its intersection with northeasterly Right-of-Way line Cairo Avenue; thence
2. South  $25^{\circ} 55' 32''$  East a distance of 720 feet more or less along said northeasterly Right-of-Way line to its intersection with a line 1,190 feet southeasterly and parallel with the southeasterly Right-of-Way line of Main Street; thence

3. Southwesterly a distance of 1,405 feet more or less along said parallel line to its intersection with the northeasterly Right-of-Way line of Dominguez Channel; thence
4. Northwesterly a distance of 1,202 feet more or less along said northeasterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Main Street; thence
5. Northeasterly a distance of 1,188 feet more or less along said southeasterly Right-of-Way line to the Point of Beginning.

## **SUBAREA D**

### **POB**

Beginning at the intersection of the centerline of Dolores Street, 60 feet wide, with the centerline intersection of 213<sup>th</sup> Street, 60 feet wide, of Tract No. 27096 as shown on map recorded in Book 689, Pages 13 through 16 of Maps, Records of said County; thence

1. Westerly a distance of 656 feet more or less along said centerline of 213<sup>th</sup> Street to its intersection with the centerline of Orrick Street; thence
2. Southerly a distance of 628 feet more or less along said centerline to its intersection with the north Right-of-Way line of 215<sup>th</sup> Street; thence
3. Easterly a distance of 693 feet more or less along said north Right-of-Way line to its intersection with the east Right-of-Way line of Dolores Street, 60 feet wide; thence
4. Southerly a distance of 30 feet more or less along said east Right-of-Way line to its intersection with the south line of said Tract No. 27096; thence
5. Easterly a distance of 1,630 feet more or less along said south line and its easterly prolongation to its intersection with the west line of Tract No. 27520 as shown on map recorded in Book 716, Pages 15 and 16 of Maps, Records of said County; thence
6. Southerly a distance of 70 feet more or less along said west line to its intersection with the south line of said Tract No. 27520; thence
7. Easterly a distance of 318 feet more or less along said south line to its intersection with the west line of said Tract No. 27520; thence
8. Northerly a distance of 405 feet more or less along said west line to its intersection with the south line of Tract No. 28917 as shown on map recorded in Book 716, Pages 41 and 42 of Maps, Records of said County; thence

9. Easterly a distance of 610 feet more or less along said south line and its easterly prolongation to its intersection with the west Right-of-Way line of Avalon Boulevard, 100 feet wide, also being the boundary line of Redevelopment Project Area No. One of Original Area; thence
10. Following said Redevelopment Project Area along its various courses to its intersection with the west line of the east 13 feet of Lot No. 11 of Tract No. 3848, as shown on map recorded in Book 42, Pages 68 and 69 of Maps, Records of said County; thence
11. Southerly 78 feet more or less along said west line to its intersection with the north Right-of-Way line of Javelin Street, 80 feet wide; thence
12. Easterly 38 feet more or less along said north Right-of-Way line to its intersection with the centerline of Dolores Street; thence
13. Southerly a distance of 1,300 feet more or less along said centerline to the Point of Beginning.

## **SUBAREA E**

### **POB**

Beginning at the intersection of the east Right-of-Way line Perry Street, 60 feet wide, with the centerline of 216<sup>th</sup> Street, 55 feet wide, Tract No. 50657 , as shown on map recorded in Book 1216, Pages 7 and 9 of Maps, Records of said County; thence

1. Easterly a distance of 660 feet more or less along said centerline to its intersection with the northerly prolongation of the west line of Lot 80 of Tract No. 50657 as shown on map recorded in Book 700, Pages 60 through 62 of Maps, Records of said County; thence
2. Southerly a distance of 157 feet more or less along said prolongation and said west line to its intersection with the south line of said Lot 80; thence
3. Easterly a distance of 660 feet more or less along said south line and its easterly prolongation to its intersection with the centerline of Vera Street, 90 feet wide, thence;
4. Southerly a distance of 195 feet more or less along said centerline line to its intersection with the centerline of Carson Street, 100 feet wide; thence
5. Westerly a distance of 970 feet more or less along said centerline to its intersection with the northerly prolongation of the west line of Tract No. 28467, as shown on map recorded in Book 740, Pages 65 and 66 of Maps, Records of said County; thence

6. Northerly a distance of 50 feet more or less along said prolongation to its intersection with the north Right-of-Way line of Carson Street; thence
7. Westerly a distance of 300 feet more of less along said north Right-of-Way line to its intersection with the east Right-of-Way line of Perry Street; thence
8. Northerly a distance of 330 feet more or less along said east Right-of-Way to the Point of Beginning.

## **SUBAREA F**

### **POB**

Beginning at the intersection of the north Right-of-Way line of Dominguez Street, 66 feet wide, with the northwest Right-of-Way line of Alameda Street, 90 feet wide, of Parcel Map No. 18528, as shown on map recorded in Parcel Map Book 205, Pages 40 and 41 of Parcel Maps, Records of said County; thence

1. South  $17^{\circ} 08' 39''$  West a distance of 2,646 feet more or less along said northwest Right-of-Way line to its intersection with north Right-of-Way line of Carson Street; thence
2. West a distance of 280 feet more or less along said north Right-of-Way line to its intersection with the northwest line of the Southern Pacific Railroad Right-of-Way, 270 feet wide; thence
3. North  $17^{\circ} 09' 54''$  East a distance of 1,200 feet more or less along said northwest line to its intersection with the south line of southern Pacific Railroad Right-of-Way; thence
4. North  $89^{\circ} 56' 09''$  East a distance of 1,160 feet more or less along said south line to its intersection with a line 15 feet northwesterly and parallel with the northwest line of Lot 1 of said Rancho San Pedro; thence
5. North  $17^{\circ} 09' 53''$  East a distance of 1,324.16 feet more or less along said parallel line to its intersection with the south Right-of-Way line of Dominguez Street 66 feet Wide; thence
6. Easterly a distance of 15 feet more or less along said south Right-of-Way line to its intersection with the southeast Right-of -Way line of Maciel Avenue, 40 feet wide; thence
7. North  $17^{\circ} 15'$  East a distance of 800 feet more or less along said southeast Right-of-Way line to its intersection with the south line of Parcel Map as shown on map recorded in Book 116 page 48 of parcel Maps, records of said County also being the westerly prolongation of the north Right-of-Way line of 209<sup>th</sup> Street, 60 feet wide; thence



8. Easterly a distance of 1,140 feet more or less along said prolongation and said north Right-of-Way line to its intersection with the northwest line of the Southern Pacific Railroad Right-of-Way, 120 feet wide; thence
9. North  $17^{\circ} 15'$  East a distance of 2,100 feet more or less along said northwest line to its intersection with the centerline of Del Amo Boulevard; thence
10. East a distance of 330 feet more or less along said centerline to its intersection with the centerline of Alameda Street; thence
11. South  $17^{\circ} 08' 01''$  West a distance of 2,450 feet more or less along said centerline to its intersection with the northwesterly prolongation of the southwest line Parcel Map No. 8483 as shown on map recorded in Book 92 Pages 46 and 47 of Parcel Maps, Records of said County ; thence
12. South  $72^{\circ} 51' 59''$  East a distance of 453.65 feet more or less along said prolongation and said southwest line to its intersection with the northwest line of Parcel 2 of said parcel Map No. 8483; thence
13. South  $17^{\circ} 08' 01''$  West a distance of 219.13 feet more or less along said northwest line to its intersection with the north Right-of-Way line of Dominguez Street 75 feet wide ; thence
14. Easterly a distance of 960 feet more or less along said north Right-of-Way line to its intersection with the northerly prolongation of the centerline of Prospect Avenue, 50 feet wide; thence
15. Southerly a distance of 177.17 feet more or less along said centerline to its intersection with the south line of Lot 1042 of Tract No. 7644 as shown on map recorded in Book 84 Pages 47 and 48 of Parcel Maps, Records of said County; thence
16. Westerly a distance of 120.53 feet more or less along said south line and its westerly prolongation to its intersection with the southeasterly line of Dominguez Colony, Superior Court Case 3284, Clerk File 145 , Records of said County ; thence
17. South  $17^{\circ} 08' 30''$  West a distance of 106.73 feet more or less along said northwesterly line to its intersection with the south line of said Dominguez Colony, also being the north Right-of-Way line of Tyler Street, 50 feet wide; thence; thence
18. Westerly a distance of 213.50 feet more or less along said south line to its intersection with the northwesterly line of said Dominguez Colony; thence
19. North  $17^{\circ} 08' 30''$  East a distance of 248.13 feet more or less along said northwest line to its intersection with the centerline line of Dominguez Street, 75 feet wide; thence

20. Westerly a distance of 980 feet more or less along said centerline to its intersection with the northerly prolongation of the east line of that certain alley, 15 feet wide, adjacent to Lot No. 1082 in Tract 7664 on the west, as shown on map recorded in Book 84, pages 48 and 48 of Maps, records of said County; thence
21. Northerly a distance of 35 feet more or less along said prolongation to its intersection with the north Right-of-Way line of Dominguez Street; thence
22. Westerly a distance of 180 feet more or less along said north Right-of-Way line to the Point of Beginning.

## **SUBAREA G**

### **POB**

Beginning at the intersection of the west Right-of-Way line of Avalon Boulevard, 100 feet wide with the centerline of 223<sup>rd</sup> Street of Tract No. 2982 as shown on map recorded in Book 35 Page 31; thence

1. Westerly a distance of 5,500 more or less along said centerline to its intersection with the northerly prolongation of the east line of Lot No. 74 of Tract No. 3612 as shown on map recorded in Book 40 Pages 5 and 6 of Maps, Records of said County; thence
2. Northerly a distance of 50 feet more or less along said prolongation to its intersection with the north Right-of-Way line of west 223<sup>rd</sup> Street; thence
3. Westerly a distance of 690 feet more or less along said north Right-of-Way line to its intersection with the west Right-of-Way of Moneta Avenue, 60 feet wide, thence
4. Southerly a distance 50 feet more or less along said west Right-of-Way line to its intersection with the centerline of 223<sup>rd</sup> Street, 100 feet wide; thence
5. Westerly a distance of 1,220 feet more or less along said centerline to its intersection with the east Right- of -Way line of Figueroa Street, 100 feet wide; thence
6. Southerly a distance of 959 feet more or less along said east Right-of-Way line to its intersections with the centerline of Shadwell Street, 50 feet wide; thence
7. Easterly a distance of 610 feet more or less along said centerline line to its intersection with a line 12 feet easterly and parallel with the east line of Tract No. 1079 as shown on map recorded in Book 43 Page 44 of Maps, Records of said County; thence

8. Southerly a distance of 355 feet more or less along said parallel line to its intersection with the north line of said Tract No. 1079; thence
9. Westerly a distance of 657 feet more or less along said north line and its westerly prolongation to its intersection with the centerline of Figueroa Street, 100 feet wide; thence
10. Southerly a distance 690 feet more or less along said line to its intersection with the centerline of 228<sup>th</sup> Street, 60 feet wide; thence
11. Westerly a distance of 210 feet more or less along said centerline line to its intersection with a line 94.5 feet more or less easterly and parallel with the east Right-of-Way of Harbor Freeway; thence
12. Northerly a distance of 283.2 feet more or less along said parallel line to its intersection with a line 260 feet northerly and parallel with the north Right-of-Way line of 228<sup>th</sup> Street, 46.5 feet wide; thence
13. Easterly a distance of 115 feet more or less along said parallel line to its intersection with the west Right-of-Way line of Figueroa Street, 100 feet wide; thence
14. Northerly a distance of 732 feet more or less along the west Right-of-Way line to its intersection with the westerly prolongation of the southerly Right-of-Way line of Shadwell Street, 100 feet wide; thence
15. Easterly a distance of 50 feet more or less along said prolongation line to its intersection with the centerline line of Figueroa Street; thence
16. Northerly a distance of 1,980 feet more or less along said centerline to its intersection with the easterly prolongation of the north line of Parcel Map No. 243 as shown on map recorded in Book 243, Page 58 and 59 of Parcel Maps, Records of said County; thence
17. Westerly a distance of 231 feet more or less along said prolongation and said north line to its intersection with the east Right-of-Way line of Harbor Freeway; thence
18. Northerly a distance of 1,255 feet more or less along said east Right-of-Way line to its intersection with a line 301 feet southerly and parallel with the centerline of Carson Street; thence
19. Following the Boundary Line of Redevelopment Project Area No. One - Original Area through its various courses to its intersection with the north line of Tract No. 44445, as shown on map recorded in Book 1097, Page 38 and 39 of Maps, Records of said County; thence
20. Westerly a distance of 71.40 feet more or less along said north line to its intersection with the east line of said Tract No. 44445; thence

21. Northerly a distance of 55.59 feet more or less along said east line to its intersection with the north line of said Tract No. 4445; thence
22. Westerly a distance of 70.13 feet more of less along said north line to its intersection with the west line of said Tract No. 44445; thence
23. Southerly a distance of 21 feet more or less along said west line to its intersection with the north line of said Tract No. 44445; thence
24. Westerly a distance of 90 feet more or less along said north line to its intersection with the east line of said Tract No. 44445; thence
25. Southerly a distance of 132 feet more or less along said west line to its intersection with the north line of said Tract No. 44445; thence
26. Westerly a distance of 337.59 feet more or less along said north line to its intersection with the west line of Lot 1 of Tract No. 40663 as shown on map recorded in Book 990, Pages 65 and 66 of Maps, Records of said County; thence
27. Northerly a distance of 329 feet more or less along said west line to its intersection with the centerline of 220<sup>th</sup> Street, 58 feet wide; thence
28. Westerly a distance of 1,926 feet more or less along said centerline to its intersection with the east Right-of-Way line of Figueroa Street, 100 feet wide; thence
29. Southerly a distance of 1,271 feet more or less along said east Right-of-Way line to its intersection with the northerly Right-of-Way line of 223<sup>rd</sup> Street, 100 feet wide; thence
30. Easterly a distance of 605 feet more or less along said north Right-of-Way line to its intersection with a line 612 feet easterly and parallel with the east Right-of-Way line of Figueroa Street; thence
31. Northerly a distance of 105 feet more or less along said parallel line to its intersection with a line 165 feet northerly and parallel with the centerline of 223<sup>rd</sup> Street, 100 wide; thence
32. Easterly a distance of 475 feet more or less along said parallel line to its intersection with a line 185 feet westerly and parallel with the centerline of Moneta Avenue, 60 feet wide; thence
33. Northerly a distance of 175 feet more or less along said parallel line to its intersection with a line 355 feet northerly and parallel with the centerline of 223rd Street, 100 feet wide; thence
34. Easterly a distance of 185 feet more or less along said parallel line to its intersection with the centerline of Moneta Avenue; thence

35. Southerly a distance of 160 feet more or less along said centerline to its intersection with a line 195 feet northerly and parallel with the centerline of 223<sup>rd</sup> Street, 100 feet wide; thence
36. Easterly a distance of 279 feet more or less along said parallel line to its intersection with the east line of Tract No. 24823, as shown on map recorded in Book 650, Pages 21 and 22 of Maps, Records of said County; thence
37. Northerly a distance of 35 feet more or less along said east line to its intersection with the westerly prolongation line of the south line of Tract No. 25905, as shown on map recorded in Book 668, Pages 96 and 97 of Maps, Records of said County, thence
38. Easterly a distance of 316.74 feet more or less along said east line to its intersection with the east line of said Tract No. 25905; thence
39. Northerly a distance of 12 feet more or less along said east line to its intersection with a line 235 feet northerly and parallel with the centerline of 223<sup>rd</sup> Street, 100 feet wide; thence
40. Easterly a distance of 1,050 feet more or less along said parallel line to its intersection with the northeast Right-of-Way line of Main Street, 50 feet wide; thence
41. North 12° 18' West a distance of 40 feet more or less along said northeast Right-of-Way line to its intersection with the westerly prolongation of the south line of Tract No. 30178 as shown on map recorded in Book 777 Pages 99 and 100 of Maps, Records of said County; thence
42. Easterly a distance of 850 feet more or less along the prolongation and said south line to its intersection with the northerly line prolongation of the west line of Tract No. 44392 as shown on map recorded in Book 1125, Pages 56 and 57 of Maps, Records of said County; thence
43. Southerly a distance of 42 feet more or less along said prolongation to its intersection with the north line of said Tract No. 44392; thence
44. East a distance of 95 feet more or less to its intersection with the east line of said Tract No. 44392; thence
- 44a. South a distance of 210 feet more or less to its intersection with the northerly Right-of-Way line of 223<sup>rd</sup> Street, 100 feet wide; thence
- 44b. Easterly a distance of 915 feet more or less along said north Right-of-Way line to its intersection with the east line of Tract No. 19817, as shown on map recorded in Book 611, Pages 24 and 25 of Maps, Records of said County; thence
45. Northerly a distance of 290 feet more or less along said east line to its intersection with the centerline of Swope Street, 160 feet wide; thence

46. Easterly a distance of 659 feet more or less along said centerline line to its intersection with the centerline of Grace Avenue, 50 feet wide; thence
47. Southerly a distance of 25 feet more or less along said centerline line to its intersection with the westerly prolongation of the south line of Tract No. 47852, as shown on map recorded in Book 1171, Pages 49 and 50 of Maps, Records of said County; thence
48. Easterly a distance of 1,983 feet more or less along said prolongation and said south line to its intersection with the west line of Tract No.22524 as shown on map recorded in Book 609 Pages 84 and 8 of Maps, Records of said County ; thence
49. Southerly a distance of 280 feet more or less along the southerly prolongation of said west line to its intersection with the north Right-of-Way line of 223<sup>rd</sup> Street, 100 feet wide; thence
50. Westerly a distance of 711 feet more or less along said north Right-of-Way line to the west Right-of-Way line of Avalon Boulevard; thence
51. Southerly 50 feet more or less along said west Right-of-Way line to the Point of Beginning.

## **SUBAREA H**

### **POB**

Beginning at the intersection of the southerly Right-of-Way line of Carson Street, 100 feet wide, with the centerline of Bonita Street, 60 feet wide; thence

1. Southerly a distance of 1,338 feet more or less along said centerline to its intersection with the centerline of 220<sup>th</sup> Street 60 feet wide; thence
2. Westerly a distance of 1,110 feet more or less along said centerline to its intersection with the northerly prolongation of the east line of Lot 22 of Tract No. 29235 as shown on map recorded in Book 802, Pages 71 and 72 of Maps, Records of said County; thence
3. Southerly a distance of 327 feet more or less along said prolongation and said east line to its intersection with the south line of said Tract No. 29235; thence
4. Westerly a distance of 1,532 feet more or less along said south line and its westerly prolongation being a line 330 feet southerly and parallel with the centerline of 220<sup>th</sup> Street to its intersection with the centerline of Grace Street, 60 feet wide; thence

5. Northerly a distance of 330 feet more or less along said centerline to its intersection with the centerline of 220th Street; thence
6. Westerly a distance of 664 feet more or less along said centerline line to its intersection with the northerly prolongation of the east line of Parcel Map as shown on map recorded in Book 47, Pages 88 of Parcel Maps, Records of said County; thence
7. Southerly a distance of 350 feet more or less along said prolongation and said east line and its southerly prolongation to its intersection with the south line of Brandi Court, a 28.5 foot wide private driveway on Tract No.39967 as shown on map recorded in Book 1041, Pages 93 and 94 of Maps, Records of said County; thence
8. Westerly a distance of 416 feet more or less along said south line to its intersection with the west line of Lot 4 of said Tract No. 39967; thence
9. Southerly a distance of 72 feet more or less along said west line to its intersection with the north line of said Tract No. 46880 as shown on map recorded in Book 2256 Pages 56 and 57 of Maps, Records of said County; thence
10. Westerly a distance of 245 feet more or less along said north line and its westerly prolongation to its intersection with the centerline of Dolores Street; thence
11. Northerly a distance of 99 feet more or less along said centerline to its intersection with the easterly prolongation of the north line of Parcel Map as shown on map recorded in Book 55, Page 56 of Parcel Maps, Records of said County; thence
12. Westerly a distance of 659 feet more or less along said prolongation and said north line and the northerly line of Tract No. 25151 as shown on map recorded in Book 654, Pages 68 and 69 of Maps, Records of said County and its westerly prolongation to its intersection with the west line of Parcel Map as shown on map recorded in Book 251 Pages 84 and 85 of Parcel Maps, Records of said County; thence
13. Northerly a distance of 330 feet more or less along said west line and its northerly prolongation to its intersection with the centerline of 220<sup>th</sup> Street; thence
14. Westerly a distance of 500 feet more or less along said centerline to its intersection with the northerly prolongation of the west line of Parcel Map No. 14458 as shown on Parcel Map recorded in Book 147 Page79 of Parcel Maps, Records of said County; thence
15. Southerly a distance of 147 feet more or less along said prolongation and said west line to its intersection with the south line of said Parcel Map 14458 ; thence

16. Westerly a distance of 214 feet more or less to the along said south line and its westerly prolongation to its intersection with the centerline of Main Street being along the Boundary Line of Redevelopment Project Area No. One - Original Area; thence
17. Following the boundary line of said Redevelopment Project Boundary through its various courses to the Point of Beginning

## **SUBAREA I**

### **POB**

Beginning at the intersection of the northwest Right-of-Way line of Wilmington Avenue, 100 feet wide, with the northeast Right-of-Way line of Dominguez Channel, 225 feet wide; thence

1. Northwesterly a distance of 434 feet wide more or less along said northeast Right-of-Way line to its intersection with the south Right-of-Way line of the San Diego Freeway; thence
2. South  $87^{\circ} 21' 48''$  East a distance of 77.10 feet more or less South  $2^{\circ} 38' 12''$  West, a distance of 20 feet more or less and South  $87^{\circ} 21' 59''$  east a distance of 540.98 feet more or less along said south Right-of-Way line of the San Diego Freeway to its intersection with the northwest Right-of-Way line of Wilmington Avenue; thence
3. South  $17^{\circ} 11' 48''$  East a distance of 51.74 feet , South  $17^{\circ} 05' 40''$  West a distance of 240 feet South  $78^{\circ} 54'$  West a distance of 20 feet and South  $17^{\circ}$  West and distance of 60 feet more or less to the Point of Beginning.

## **SUBAREA J**

### **POB**

Beginning at the intersection of the north Right-of-Way line of 218<sup>th</sup> Place, 60 feet wide, with the east Right-of-Way line of Alameda Street, 62 feet wide also being the Boundary Line of Redevelopment Project No. 3, Original Area; thence

1. Northerly a distance of 480 feet more or less along said east Right-of-Way line to its intersection with the south Right-of-Way line of Carson Street; thence
2. Easterly a distance of 520 feet more or less along said south Right-of-Way line to its intersection with the northerly prolongation of the west line of Tract No 11768 as shown on map recorded in Book 253 pages 27 through 29 of Maps, records of said County; thence



3. Southerly a distance of 410 feet more or less along said prolongation and said west line and its southerly prolongation to its intersection with the south line of Lot 74 of said Tract No. 11768; thence
4. Westerly a distance of 390 feet more or less along said south line and its westerly prolongation to its intersection with the west line of Lot 13 of said Tract No. 11768; thence
5. Southerly a distance of 110 feet more or less along said west to its intersection with the north Right-of-Way line of 218<sup>th</sup> Street; thence
6. Westerly a distance of 250 feet more or less along said north Right-of-Way line to the Point of Beginning.

#### **SUBAREA K**

DELETED

#### **SUBAREA L**

POB

Beginning at the intersection of the easterly Right-of-Way line of Banning Boulevard, 50 feet wide, with the centerline of Pacific Street, 50 feet wide, of Tract No. 5766 as shown on map recorded in Book 74 Page 69 of Maps, Records of said County; thence

1. Easterly a distance of 260.13 feet more or less along said centerline to its intersection with northerly prolongation of the east line of Lot 6 of Block F of said Tract No. 5766; thence
2. Southerly a distance of 278 feet more or less along said prolongation and said east line and its southerly prolongation to its intersection with the centerline of Realty Street, 150 feet wide; thence
3. Westerly a distance of 120.13 feet more or less along said centerline to its intersection with southerly prolongation of the east line Lot No. 32 of said Block F of said Tract No. 5766; thence
4. Northerly a distance of 139 feet more or less along said prolongation and said east line to its intersection with the north line of said Lot No. 32; thence
5. Westerly a distance of 165 feet more or less along said north line and its westerly prolongation to its intersection with the centerline of Banning Boulevard, 50 feet wide; thence

6. Northerly a distance of 278 feet more or less along said centerline to its intersection with the westerly prolongation of the south line of Lot 1 of Block D of Tract No. 5766; thence
7. Easterly a distance of 120 feet more or less along said westerly prolongation, said south line and its easterly prolongation to its intersection with the east line of Lot No. 33 of said Block D; thence
8. Southerly a distance of 139 feet more or less along said east line and its southerly prolongation to its intersection with the centerline of Lincoln Street, 50 wide; thence
9. Westerly 95 feet more or less along said centerline to its intersection with the easterly Right-of-Way line of Banning Boulevard; thence
10. Southerly 278 feet more or less along said easterly Right-of-Way line to the Point of Beginning.