

CITY COUNCIL/REDEVELOPMENT AGENCY

AGENDA ITEM 6.06

January 27, 2009

TO: Mayor and City Council
Chairperson and Members of the Stockton Redevelopment Agency

FROM: J. Gordon Palmer, Jr., City Manager/Executive Director
Stockton Redevelopment Agency

David Harzoff, Director
Housing and Redevelopment Department

SUBJECT: **WATERFRONT MERGER REDEVELOPMENT PROJECT AREA**

RECOMMENDATION

City Council Action:

It is recommended that the City Council adopt a resolution setting a joint public hearing with the Redevelopment Agency for June 2, 2009 to consider adoption of the proposed Amended and Restated Redevelopment Plan for the Waterfront Merger Redevelopment Project Area and accompanying Final Environmental Impact Report and to authorize the publication and mailing of the Notice of Public Hearing to interested groups and citizens.

Redevelopment Agency Action:

It is recommended that the Redevelopment Agency adopt a resolution setting a joint public hearing with the City Council for June 2, 2009 to consider adoption of the proposed Amended and Restated Redevelopment Plan for the Waterfront Merger Redevelopment Project Area and accompanying Final Environmental Impact Report.

SUMMARY

Staff is in the process of developing the proposed Amended and Restated Redevelopment Plan for the Waterfront Merger Redevelopment Project Area and accompanying Environmental Impact Report. Drafts of the Amended and Restated Redevelopment Plan, Preliminary Report, and Environmental Impact Report are now available for public review and comment. As part of the Redevelopment Merger process, a Joint Public Hearing is required to be scheduled, noticed, and held prior to adoption of the Amended and Restated Plan. It is important to set this Public Hearing several months in advance to allow for much notification to interested and affected parties.

DISCUSSION

Background

On June 16, 2007, the City Council and Redevelopment Agency approved resolutions 07-0245 and R07-022, respectively. These resolutions authorized staff to prepare amended and restated Redevelopment Plans for the West End Urban Renewal Project No. 1, the

WATERFRONT MERGER REDEVELOPMENT PROJECT AREA

(Page 2)

Port Industrial, and the Rough and Ready Island Redevelopment Project Areas, collectively the "Waterfront Merger" project. At the same meeting, City Council authorized a professional services contract with Wagstaff and Associates for environmental consulting services associated with preparing an Environmental Impact Report for the Merger project.

This Redevelopment Plan Amendment is comprised of three major actions: (1) extending the time limits for the West End Urban Renewal Project No. 1 Redevelopment Project Area; (2) amending and restating the redevelopment plan for the Rough and Ready Redevelopment Project Area in order to include three additional parcels (totaling 32 acres) into the plan; and (3) merging the Amended West End, Port Industrial, and Rough and Ready Island Redevelopment Project Areas together to form a single Waterfront Merger Redevelopment Project Area.

Wagstaff and Associates is preparing a programmatic level Environmental Impact Report with an intensified evaluation of four specific "catalyst sites" in order to determine more specific mitigation measures for these areas. Please see attached Exhibit A.

A Notice of Preparation of an Environmental Impact Report was delivered to the State Clearinghouse (of the Office of Planning & Research) on March 12, 2008. A Notice of Completion of a Draft Environmental Impact Report was delivered to the State Clearinghouse on December 18, 2008.

Present Situation

The Plan Amendment and the Final Environmental Impact Report will be submitted to the Planning Commission for consideration on April 9, 2009, at which time the Planning Commission will be asked to adopt a Report to City Council regarding the consistency of the Redevelopment Plan with the City's General Plan and make a recommendation on certification of the Final Environmental Impact Report. The Final Report and Recommendation to Council (which includes the Environmental Impact Report) will then be submitted to the City Council for consideration.

In addition, a legal notice of joint public hearing will be sent to property owners and property occupants on April 24, 2009. This notice will provide information about the proposed project and what redevelopment activities the Agency is proposing to undertake.

Staff is requesting a joint public hearing of the City Council and the Redevelopment Agency be set at this time for June 2, 2009, to consider the proposed Amended and Restated Redevelopment Plan for the Waterfront Merger Redevelopment Project Area and Final Environmental Impact Report. Prior to the public hearing, staff will publish the required notices in *The Record* and mail notices to all affected taxing entities, property owners, residents, and businesses within the proposed Waterfront Merger Redevelopment Project Area.

January 27, 2009

WATERFRONT MERGER REDEVELOPMENT PROJECT AREA

(Page 3)

FINANCIAL SUMMARY

There are sufficient funds allocated to this project in Port Industrial Administration Account No. 336-7313-610 to cover the costs associated with publishing and mailing the Legal Notices required as part of this Public Hearing and Merger process estimated at \$1,000.

Respectfully submitted,



DAVID HARZOFF, DIRECTOR
HOUSING AND REDEVELOPMENT

APPROVED BY THE CITY MANAGER

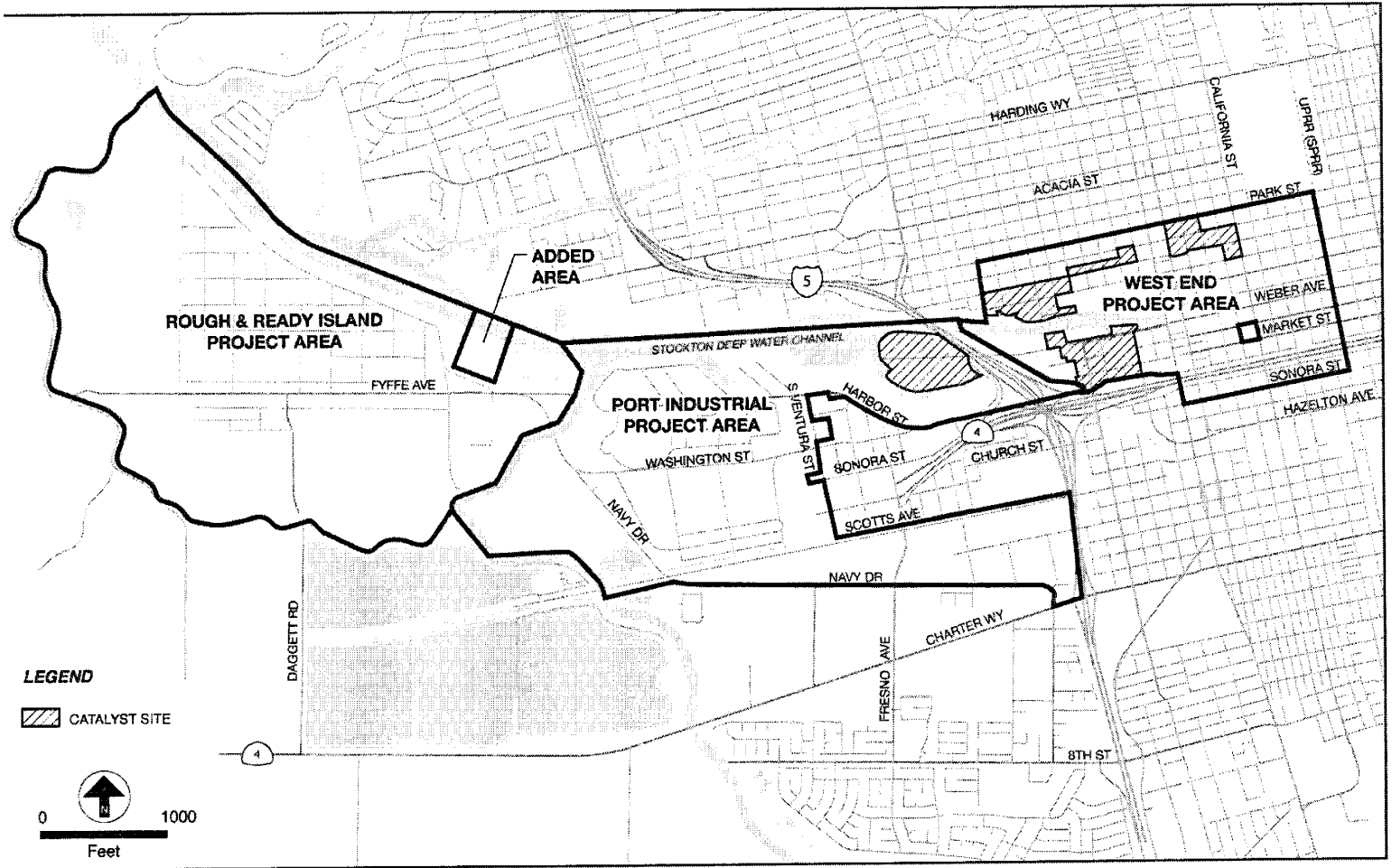
DH:TJO:at

Attachment



J. GORDON PALMER, JR.
CITY MANAGER

::ODMA\GRPWISE\COS.HRD.HRD_Library:93921.1



DRAFT

Resolution No. _____

STOCKTON CITY COUNCIL

RESOLUTION SETTING A JOINT PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF STOCKTON AND THE REDEVELOPMENT AGENCY TO CONSIDER ADOPTION OF THE PROPOSED AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE WATERFRONT MERGER REDEVELOPMENT PROJECT AREA AND ACCOMPANYING FINAL ENVIRONMENTAL IMPACT REPORT

The City Council of the City of Stockton (the "City Council") has been informed by the Redevelopment Agency of the City of Stockton (the "Agency") that an Amended and Restated Redevelopment Plan for the Stockton Waterfront Merger Redevelopment Project (the "Amended Plan") has been prepared; and

There is a need for a joint public hearing with the Agency to consider the Amended Plan, and to have interested groups and citizens be heard on the Amended Plan; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. That the City Council hereby approves the convening of a joint public hearing with the Agency on June 2, 2009, at 5:30 p.m., at the City Council Chambers, 425 N. El Dorado Street, Stockton, California for purposes of considering the Amended Plan.
2. That the City Clerk is hereby directed to publish, in cooperation with the Agency, a legal notice of the joint public hearing, not less than once a week for four successive weeks in the Stockton Record, a newspaper of general circulation published in San Joaquin County and circulated in the City of Stockton.
3. That the City Council hereby directs the City Clerk to cooperate with the Agency in mailing a copy of the notice to the last known assessee of each parcel of land in the area designated in the Amended Plan, at the assessee's last known address as shown on the last equalized roll of San Joaquin County.
4. That the City Council hereby directs the City Clerk to cooperate with the Agency in mailing a copy of the notice to the occupant of each address in the Project Area.
5. That the City Council hereby directs the City Clerk to cooperate with the Agency in mailing a copy of the Notice to the governing body of each of the taxing agencies which levies taxes upon any property in the Project Area designated in

the proposed Amended Plan and any other government body as required by relevant law.

PASSED, APPROVED and ADOPTED _____.

ANN JOHNSTON, Mayor
of the City of Stockton

ATTEST:

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton

Resolution No. _____

STOCKTON REDEVELOPMENT AGENCY

RESOLUTION SETTING A JOINT PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF STOCKTON AND THE REDEVELOPMENT AGENCY TO CONSIDER ADOPTION OF THE PROPOSED AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE WATERFRONT MERGER REDEVELOPMENT PROJECT AREA AND ACCOMPANYING FINAL ENVIRONMENTAL IMPACT REPORT

The Redevelopment Agency of the City of Stockton (the "Agency") staff has prepared an Amended and Restated Redevelopment Plan for the Stockton Waterfront Merger Redevelopment Project Area (the "Amended Plan"); and

The Agency has authorized submittal of the Amended Plan to the City Council of the City of Stockton (the "City Council") for its review; and

Pursuant to the California Community Redevelopment Law, the Agency desires to hold a joint public hearing with the City Council on June 2, 2009 commencing at 5:30 p.m. at the City Council Chambers, 425 N. El Dorado Street, Stockton, California, for the purpose of considering the Amended Plan and Report; and

Any person or organization desiring to be heard at that public hearing will be afforded an opportunity to do so. To that end, and pursuant to State law, the Agency desires the publication of a legal notice of the joint public hearing in a newspaper of general circulation. The Agency further desires written notice be sent to all property owners, businesses and residents within the proposed project boundaries as more particularly set forth below; and

The Agency further desires that copies of the notice be mailed to each taxing agency levying taxes on any property in the proposed Project, as more particularly set forth below, and to other government agencies as required by law; now, therefore,

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF STOCKTON, AS FOLLOWS:

1. That the Agency approves the convening of a joint public hearing with the City Council on June 2, 2009 at 5:30 p.m. at the City Council Chambers, 425 N. El Dorado Street, Stockton, California, for the purposes of considering the Amended Plan.
2. That upon approval by the City Council of a joint public hearing on that date, the Executive Director of the Agency is directed to:
 - (a) publish the legal notice of joint public hearing not less than once a week for four successive weeks prior to the public hearing in the Stockton Record, a newspaper of general circulation for the City of Stockton;

- (b) mail a copy of the notice to the last known assessee of each parcel of land in the Project Area designated in the Amended Plan, at the assessee's last known address as shown on the last equalized assessment roll of San Joaquin County;
- (c) mail a copy of the notice to the occupant of each address in the Project Area, thereby providing additional notice to businesses and residents in the Project Area;
- (d) mail a copy of the notice to the governing body of each of the taxing agencies which levies taxes upon any property in the Project Area designated in the proposed Amended Plan; and
- (e) mail a copy of the notice to any other government agency as required by law.

All mailings as herein above provided shall be by regular first class mail (unless otherwise required by law), except for the mailing describes in paragraph (d) above, which shall be by certified mail with return receipt requested.

PASSED, APPROVED and ADOPTED _____.

 ANN JOHNSTON, Chairperson
 of the Redevelopment Agency of the
 City of Stockton

ATTEST:

 KATHERINE GONG MEISSNER, Secretary
 Redevelopment Agency of the City of Stockton