



STAFF REPORT

DATE: SEPTEMBER 20, 2011
 TO: HONORABLE MAYOR AND CITY COUNCIL
 FROM: ROD FOSTER, CITY MANAGER
 PREPARED BY: ARTHUR W. MORGAN, REDEVELOPMENT MANAGER
 SUBJECT: AMENDED REDEVELOPMENT SURVEY AREA BOUNDARIES

RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. R-87-11 amending the previously designated redevelopment survey area and direct the Planning Commission to: (1) consider modifications to the preliminary boundaries of the area to be potentially added to the proposed Colton Merged Redevelopment Project (the "Added Territory"); (2) consider technical modifications to the previously approved preliminary plan for the Added Territory; and (3) pursue other necessary actions regarding the potential redevelopment of such area.

GOAL STATEMENT

The proposed action will support the City's goal to foster economic development, create jobs, and eliminate blight in the City.

BACKGROUND

In 2010, the Agency proposed an amendment (the "Amendment") to the City's five currently effective redevelopment plans (Cooley Ranch, West Valley, Rancho/Mill, Santa Ana River and Mt. Vernon Corridor) for some or all of the following purposes: (i) merging all five redevelopment projects into a single redevelopment project to be titled the "Colton Merged Redevelopment Project" in order to more efficiently and effectively administer and manage redevelopment activities within the City; (ii) increasing tax increment limits in the Redevelopment Plans for the Santa Ana River Project and the West Valley Project; (iii) increasing the bonded indebtedness limits in each of the five currently effective redevelopment plans; and (iv) potentially adding territory to the proposed Colton Merged Redevelopment Project. The additional territory being considered includes the area covered by Downtown Redevelopment Project Areas No. 1 and No. 2, which expired in January 2010.

On August 3, 2010, the City Council took the first formal step in the Amendment process by adopting Resolution No. R-59-10 designating a redevelopment survey area (the "Survey Area") covering certain portions of the City. Subsequently, staff recommended that the City Council amend the Survey Area to include portions of the proposed Pellissier Ranch Specific Plan area and other areas of the City, so that the Planning Commission and Agency could consider

potential redevelopment of these areas. On November 16, 2010, the City Council took action to expand the Survey Area to include the additional areas of the community recommended by staff.

Forward progress on the Amendment was delayed for several reasons: City Council concern voiced earlier this year regarding South Colton, the uncertain status of redevelopment law also earlier this year given Governor Brown's proposals to eliminate redevelopment, the eventual enactment of Assembly Bills X1 26 and 27, and the present litigation in the State's Supreme Court regarding these new laws.

ISSUES/ANALYSIS

Based in part upon discussions with San Bernardino County staff and further evaluation of local opportunities and constraints, Agency staff is now recommending that the City Council modify the Survey Area to: i) exclude all South Colton residential properties, and ii) include unincorporated County and City portions of the Slover Mountain quarry and cement plant, areas located in the vicinity of Colton's Civic Center, and other parcels included within the "Survey Area Expansion Areas" shown on Attachment A to the Resolution accompanying this Staff Report. Staff believes inclusion of all Survey Area Expansion Areas is important, as they represent some of the City's key sites for future economic and affordable housing development; deletion of the South Colton residential parcels is in response to previously expressed Council concerns.

Assuming the City Council amends the Survey Area as shown in Attachment A, the entire "Modified Survey Area", including the Survey Area Expansion Areas, would become potentially eligible for inclusion within a redevelopment project area, subject to the current provisions of the California Community Redevelopment Law ("CCRL").

During the coming months, City staff will perform a detailed review and analysis of the Modified Survey Area in order to determine whether such areas qualify for inclusion within a redevelopment project area based upon the criteria set forth in the CCRL. Subsequent to this review, the Planning Commission will formally consider modifications to the preliminary Added Territory boundaries previously selected by the Planning Commission on November 30, 2010, which may include all or a portion of the area included within the Modified Survey Area. At that time, the Planning Commission will also consider technical and other modifications to the previously approved preliminary plan (the "Preliminary Plan") for redevelopment of the Added Territory, which may include a reduction in the Added Territory boundaries.

After the Planning Commission has taken action on the above mentioned items, the City Council/Agency Board will be presented with the Preliminary Plan prepared by the Planning Commission and will be asked to provide direction to City staff to complete all required studies and procedures necessary to prepare and process the proposed Amendment.

FISCAL IMPACTS

The cost associated with the action recommended in this staff report is part of the existing contract for the overall Amendment process for which funds have already been appropriated. The City will not incur additional costs as a result of this action. Should the Supreme Court find AB X1 26 (the “Elimination Law”) constitutional and AB X1 27 (the “Alternative Voluntary Redevelopment Program”) unconstitutional, the Agency may not be able to proceed further with the planned Amendments.

ALTERNATIVES

1. No action on this item would result in the Survey Area boundaries remaining as they were approved by the City Council on November 16, 2010. The Planning Commission would be unable to include any portion of the Survey Area Expansion Areas within the preliminary Added Territory boundaries.
2. Provide alternative direction to staff.

ATTACHMENTS

1. Resolution No. R-87-11
2. Attachment “A” to Resolution – Map of Survey Area

RESOLUTION NO. R-87-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLTON MODIFYING THE PREVIOUSLY DESIGNATED REDEVELOPMENT SURVEY AREA AND DIRECTING THE PLANNING COMMISSION OF THE CITY OF COLTON TO CONSIDER MODIFICATIONS TO THE PREVIOUSLY SELECTED REDEVELOPMENT PROJECT AREA BOUNDARIES AND PREVIOUSLY APPROVED PRELIMINARY PLAN FOR REDEVELOPMENT

WHEREAS, the Redevelopment Agency for the City of Colton ("Agency") is a duly constituted redevelopment agency under the laws of the State of California and pursuant to such laws is responsible for the administration of redevelopment activities within the City of Colton ("City"); and

WHEREAS, the City Council is considering amending ("Amendment") the Redevelopment Plans for the Cooley Ranch Redevelopment Project No. 4, the Santa Ana River Redevelopment Project, the West Valley Redevelopment Project, the Mt. Vernon Corridor Redevelopment Project, and the Rancho/Mill Redevelopment Project for some or all of the following purposes: (i) merging all five redevelopment projects into a single redevelopment project to be titled the "Colton Merged Redevelopment Project" (the "Merged Project") in order to more efficiently and effectively administer and manage redevelopment activities within the City; (ii) increasing tax increment limits in the Redevelopment Plans for the Santa Ana River Redevelopment Project and the West Valley Redevelopment Project; (iii) increasing the bonded indebtedness limits contained in each of the City's five currently effective redevelopment plans, as necessary and appropriate; and (iv) adding new territory ("Added Territory") to the area to be included within the Merged Project ("Merged Project Area"); and

WHEREAS, pursuant to Section 33310 of the California Community Redevelopment Law (Health & Safety Code Section 33000 *et seq.*; "CCRL"), the City Council may designate a redevelopment survey area as a precursor to creating a redevelopment project area (in this case, the Added Territory); and

WHEREAS, on August 3, 2010, the City Council adopted its Resolution No. R-59-10 designating a redevelopment survey area for the Added Territory (the "Survey Area"); and

WHEREAS, on November 16, 2010, the City Council expanded the Survey Area to include additional territory located within the City by adoption of its Resolution No. R-74-10; and

WHEREAS, pursuant to CCRL Section 33322, the Planning Commission of the City (the "Planning Commission") is responsible for selection of the Added Territory boundaries from within the redevelopment survey area boundaries and preparation of a preliminary plan for redevelopment of such Added Territory; and

WHEREAS, on November 30, 2010, by its Resolution No. R-13-10, the Planning

Commission selected preliminary Added Territory boundaries and approved a preliminary plan (the "Preliminary Plan") for redevelopment of the Added Territory; and

WHEREAS, upon recommendation of City staff, the City Council intends to further modify the Survey Area (the "Modified Survey Area") to i) delete all South Colton residential parcels, and ii) include additional portions of the City and certain unincorporated San Bernardino County areas adjacent to the City; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COLTON, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The City Council hereby designates land as depicted and described on the attached map (Attachment "A") to be included within the Modified Survey Area.

Section 2. The City Council hereby finds that the Modified Survey Area requires study to determine whether or not a redevelopment project is feasible within all or some portion of the Modified Survey Area.

Section 3. The City Council hereby directs Agency staff to study the Modified Survey Area and consider whether or not any portions of the Modified Survey Area are appropriate for possible inclusion within a redevelopment project area.

Section 4. The City Council hereby directs the Planning Commission to select the Added Territory boundaries from within the Modified Survey Area which, together with consideration of community concerns, may require the consideration of certain modifications to the preliminary Added Territory boundaries and Preliminary Plan previously approved by the Planning Commission, on November 30, 2010.

Section 5. The City Council hereby further directs the Planning Commission to perform those additional analyses and actions that are necessary or desirable regarding preparation and consideration of adoption of the proposed Amendment, in conformance with applicable law.

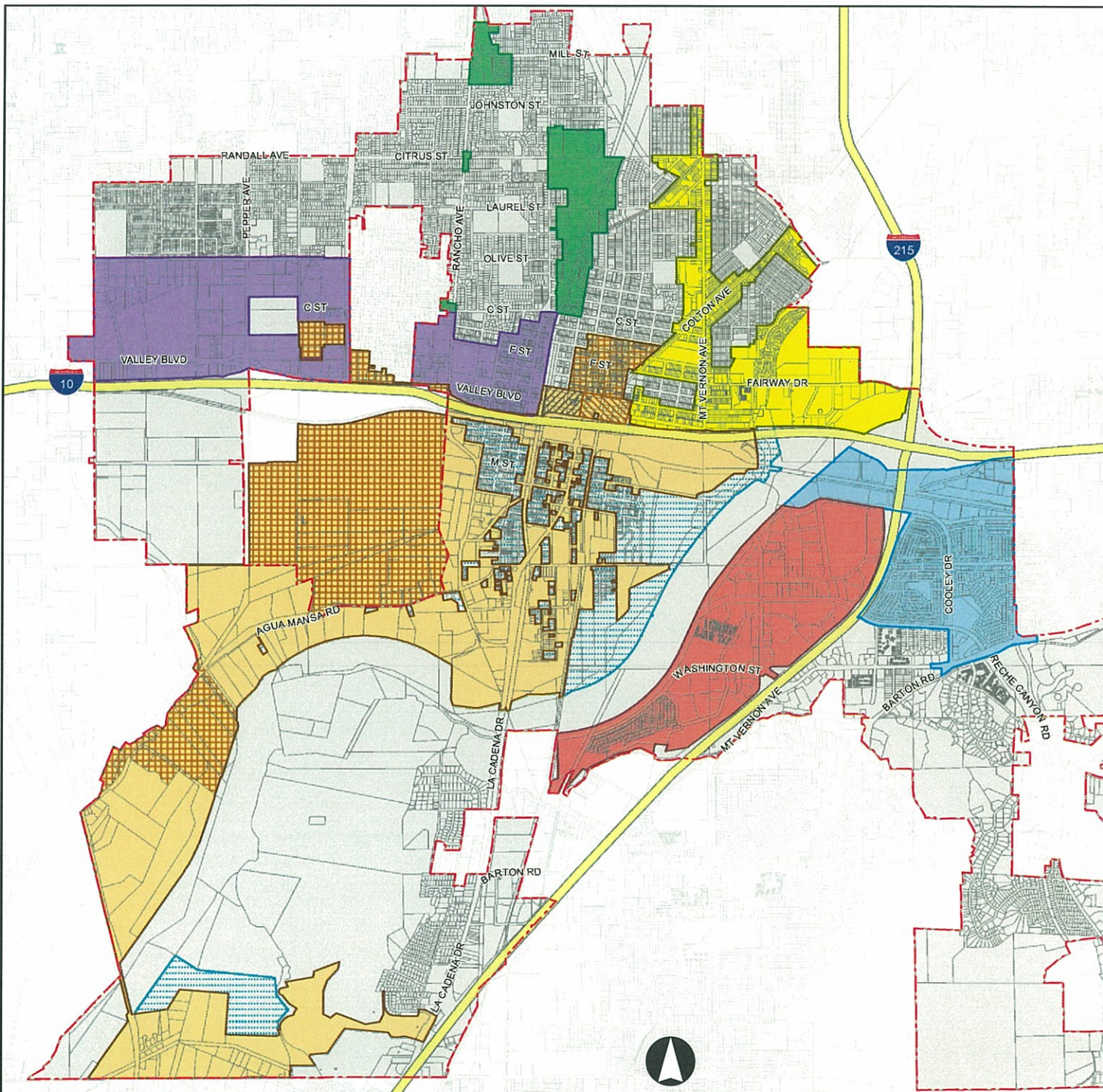
PASSED, APPROVED AND ADOPTED this 20th day of September, 2011.

Sarah S. Zamora
Mayor

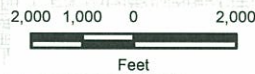
ATTEST:

EILEEN C. GOMEZ
City Clerk

ATTACHMENT "A"
MAP OF MODIFIED SURVEY AREA



Boundaries shown are for general reference and illustrative purposes only. Not intended to be a legal description of the metes and bounds.



UFI URBAN FUTURES | Incorporated

Map Data Source: City of Colton, CA
Date: 09/14/11 | File: CO_SA_v6.mxd

Redevelopment Agency for
the City of Colton

PROPOSED AMENDMENT TO
THE REDEVELOPMENT PLANS

ATTACHMENT A
MODIFIED SURVEY AREA MAP

Redevelopment Project Areas

- Cooley Ranch
- Downtown #1*
- Downtown #2*
- Mt. Vernon Corridor
- Rancho/Mill
- Santa Ana River
- West Valley

Colton City Limits

- Modified Survey Area
- Expansion Areas Added to the Previously Adopted Survey Area
- Areas Deleted from Previously Adopted Survey Area

* Downtown #1 and Downtown #2 are no longer effective as of January 2010.