

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Redevelopment Implementation Plan
DATE: December 15, 2009

Needs: For the Redevelopment Agency to consider a five-year Redevelopment Implementation Plan for the Period 2010 -2014.

- Facts:
1. A public hearing to consider a Redevelopment Implementation Plan is scheduled for the Redevelopment Agency's meeting of December 15, 2009. Public notice of this meeting has been given in accordance with state law.
 2. State law requires that the Redevelopment Agency adopt an Implementation Plan which shall include objectives for expenditures of regular redevelopment funds (tax increment revenues) and the Low and Moderate Income Housing (LMIH) Funds (20% of all tax increment revenues) and indicate how such expenditures will eliminate blight.
 3. The current (2004 – 2009) Implementation Plan was adopted in December 2004. State law prescribes that the 2010 – 2014 Implementation Plan be adopted by December 31, 2009.
 4. A Draft Implementation Plan has been prepared, distributed to the Agency. Copies were placed in the Library, and a copy is available on the City's web site.

Analysis and Conclusion: After distribution of the Draft 2010 – 2014 Implementation Plan, the City Attorney advised that additional revisions were needed to address changes in Redevelopment Law that occurred since the current Implementation Plan was adopted.

Additional time is needed to make and confirm the revisions recommended by the City Attorney's Office. The City Attorney has advised that, although state law requires that the 2010 – 2014 Implementation Plan be adopted by December 31, 2009, there are no statutory penalties for failing to do so. It is recommended, therefore, that the public hearing on the 2010 – 2014 Implementation Plan be opened and continued. Prior to continuing the open public hearing to that date, the public should be allowed to add any comments on the matter at the Agency's December 15 meeting.

- Options: Upon receipt of public comments, take one of the following actions:
- a. Continue the public hearing for the project to January 19, 2010.
 - b. Amend, modify, or reject the foregoing option.

Attachment: Newspaper Notice of Public Hearing

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of
Publication: November 20, 2009

Hearing
Date: December 15, 2009
(Redevelopment Agency)

Project: Draft Update to the Implementation Plan

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Lonnie Dolan

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Redevelopment Agency of the City of El Paso De Robles will hold a Public Hearing to consider a Draft Update to the Implementation Plan prepared in accordance with Section 33490 of the State Health and Safety Code. The Purpose of the Implementation Plan is to provide a documented link between activities undertaken by the Redevelopment Agency and the elimination of blight for a five year period.

This hearing will take place in the Library Conference Center at Library/City Hall, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, December 15, 2009, at which time all interested parties may appear and be heard.

Copies of the Draft Update to the Implementation Plan are presently available for review in the City's Community Development Department and at the City Library. (Copies of the plan may be purchased at the City's Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, for the cost of reproduction). Copies may also be viewed on the City's web site: www.prcity.com

Comments on the Draft Update of the Implementation Plan may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Comments may also be emailed to ed@prcity.com. If you have questions about the Draft Update of the Implementation Plan, please call Ed Gallagher, City Planner, at (805) 237-3970.

If you challenge the Implementation Plan in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Redevelopment Agency at, or prior to, the public hearing.

Ed Gallagher, City Planner
Nov. 20, 27; Dec. 4, 2009 6856318