

TO: James App, City Manager  
FROM: Ron Whisenand, Community Development Director  
SUBJECT: Use of Redevelopment Funds for Public Projects  
DATE: March 1, 2011

Needs: For the City Council and the Redevelopment Agency to conduct a public hearing and consider the following actions:

1. For the City Council to approve the use of Redevelopment Funds to supplement Park Development Impact Funds to design and build new restrooms in City Park based on the City Council finding that the project will benefit the Redevelopment Project and eliminate blight.
2. For the Redevelopment Agency to amend the 2010 - 2014 Redevelopment Implementation Plan to allow Redevelopment Funds to be used for the following activities:
  - a. To provide up to \$450,000 in matching funds for a grant of \$993,000 from the State of California's Strategic Growth Council to improve 21<sup>st</sup> Street, between Vine Street and Riverside Avenue to include natural drainage features, traffic calming features, bicycle lanes, park benches, hundreds of shade trees and native plants;
  - b. To rehabilitate the pedestrian path of travel (sidewalks and curb ramps) along Spring Street and in the Downtown to be consistent with requirements of the Americans with Disabilities Act at an estimated cost of \$2,200,000;
  - c. To design and build new restrooms for City Park (bounded by Spring, Pine, 11<sup>th</sup>, and 12<sup>th</sup> Streets) to replace and expand the existing restrooms, which are deteriorating (\$300,000 in redevelopment funds to supplement Park Development Impact Funds as part of and estimated \$600,000 project cost).

Facts:

1. Section 33490 of the California Health and Safety Code requires that each Redevelopment Agency adopt a five year Implementation Plan that shall contain the estimated expenditures proposed to be made during the next five years.
2. The 2004 Implementation Plan, as amended in June 2009, provides that redevelopment funds are to be used for the following purposes:
  - Retiring the Agency's debt obligation to the City to reimburse the City's general fund for the debt service for the construction of the City Hall/Library facility;
  - Preparation of the Uptown/Town Centre Specific Plan;
  - Supplementing federal funds for repairing the Carnegie Library;
  - Constructing sidewalk and street improvements adjacent to Flamson Middle School;
  - Assisting the San Luis Obispo County Office of Education and the First 5 Commission of San Luis Obispo County develop a center for childhood school readiness programs and parent education at the northeast corner of Oak and 36<sup>th</sup> Streets;
  - Remediating the impacts associated with the hot spring that emerged at the northeast corner of Spring and 10<sup>th</sup> Streets as a consequence of the 2003 San Simeon Earthquake;
  - Designing and building new restrooms for City Park (bounded by Spring, Pine, 11<sup>th</sup>, and 12<sup>th</sup> Streets) to replace and expand the existing restrooms, which are deteriorating; and
  - Acquiring property in the Redevelopment Project Area for public facilities needed to eliminate blight and implement the Redevelopment Plan.

3. The new restrooms in City Park is already listed in the 2010 – 2014 Redevelopment Implementation Plan. However, its listing was not accompanied with a public hearing and findings by the City Council that are required by Health and Safety Code Sections 33679 and 33445.
4. Section 33679 requires that the City Council to conduct a public hearing prior to approving the use of Redevelopment Funds to construct public buildings or acquire property. This section also requires that a summary of the proposed action be available to the public prior to the hearing and that the summary include the following information:
  - a. Estimates of the amount of such taxes proposed to be used to pay for such land and construction of any publicly owned building, including interest payments.
  - b. Sets forth the facts supporting the determinations required to be made by the legislative body pursuant to Section 33445.
  - c. Sets forth the redevelopment purpose for which such taxes are being used to pay for the land and construction of such publicly owned building.
5. Section 33445 provides that the Redevelopment Agency, with the consent of the City Council, may pay all or a part of the cost of the construction of any public building if the City Council determines all of the following:
  - a. That the building is of benefit to the project area.
  - b. That no other reasonable means of financing the building are available to the community.
  - c. That the payment of funds for the cost of the buildings will assist in the elimination of one or more blighting conditions inside the project area and is consistent with the Redevelopment Implementation Plan.
6. In order to use redevelopment funds for the three activities listed in Fact #2, Health and Safety Code Section 33490 requires that the Implementation Plan be amended.
7. A public hearing by the City Council and the Redevelopment Agency has been scheduled for the Agency's meeting of March 1, 2011 for the amendment of the Implementation Plan. Public notice was given as required by the Community Redevelopment Law. A copy of the newspaper/posted notice is attached.
8. Two resolutions are attached: one by the City Council and another by the Redevelopment Agency.

Analysis &  
Conclusion:

Redevelopment Plan (1987)

Attached, as Exhibit B to the proposed resolution amending the plan, are excerpts from the Redevelopment Plan that list those objectives of the plan (Section 400.10) and techniques that may be used to achieve those objectives (Section 600.00 et seq.) which would be applicable to the activities listed above.

- a. The improvement of 21<sup>st</sup> Street would address Objectives 1, 3, 4, 5, and 7;
- b. The rehabilitation of the pedestrian path of travel (sidewalks and curb ramps) along Spring Street and in the Downtown would address Objectives 1, 3, 4, 5, and 10;

- c. The replacement and expansion of public restrooms in City Park would address Objectives 1, 3, 4, 5, 6, 7, 10, 12, and 13; and

#### 2010 – 2014 Redevelopment Implementation Plan

The 5 year objectives in Chapter IV include the following objectives to implement the 15 Redevelopment Plan Objectives and General Plan Goals for the term of the Implementation Plan:

1. Improve those transportation systems necessary to enhance the City's position as the North County commercial center, to facilitate the City's efforts to become a tourist destination and to further the City's efforts to attract and retain businesses, realizing that the hub of these systems is located within the Redevelopment Project Area.
2. Revitalize the downtown through a comprehensive effort to include, but not be limited to: improving and developing public facilities...
3. Provide affordable and safe housing for low and moderate income households.
4. Provide for Project Area-wide beautification and maintenance programs.
5. Improve public infrastructure and utilities throughout the Project Area.

The proposed activities would address the above Objectives of the Redevelopment Implementation Plan.

Exhibit A of the attached Resolution amending the Redevelopment Implementation Plan is a revised text of Chapter 4, which adds the proposed activities. Additions to the text are noted in **bold, underlined text**; deletions are noted in ~~double strikethrough text~~.

#### Sections 33679 and 33445

As noted in Facts #4 and 5, above, these sections require the City Council and Redevelopment Agency to conduct a public hearing and make certain findings prior to using redevelopment funds for constructing public buildings or acquiring property . The Park Restroom project is affected by these sections. The attached resolutions set forth the required findings, which are based on the following:

- a. The estimated amount of such taxes proposed to be used to pay for the restroom project is \$300,000 of a total estimated project cost of \$600,000; the balance of project costs will be borne by the Park Development Impact Funds.
- b. Park Development Impact Funds cannot be used to pay the full amount of project costs as they may not be used for replacement/upgrading of existing facilities. There are not sufficient General Funds to match the Park Development Funds.
- c. City Park is the venue for numerous civic events, many of which attract more than 1,000 persons per day. This Park is located in the heart of, and is an indispensable asset to, both the City and the Redevelopment Project Area
- d. The existing restrooms are not fully-accessible and compliant with regulations implementing the Americans with Disabilities Act; they are undersized for the number of persons that regularly use City Park; and they are neither safe nor sanitary condition. The 2010 - 2014 Redevelopment Implementation Plan specifically lists the existing City Park restrooms, with the problems described above as a condition contributing to blight in the

Redevelopment Project Area. The use of Redevelopment Tax Increment Revenues to supplement Park Development Impact Funds for this project will help eliminate blighting conditions in the Project Area.

Policy

Reference: Community Redevelopment Law (Sections 33000 et seq. of the Health and Safety Code); 1987 Redevelopment Plan; 2010 – 2014 Redevelopment Implementation Plan

Fiscal

Impacts: The Implementation Plan itself is a plan for projects and programs utilizing redevelopment agency funds. There would be no expenses to the general fund.

Options:

After accepting any public testimony on the proposed amendment to the Implementation Plan, that the City Council and Redevelopment Agency take the following options:

City Council

- a. Adopt attached Resolution 11-XXX approving the use of Redevelopment Funds for the construction of new restrooms in City Park based on the following findings:
  - (1) That the building is of benefit to the project area.
  - (2) That no other reasonable means of financing the building are available to the community.
  - (3) That the payment of Redevelopment funds for the cost of the project will assist in the elimination of one or more blighting conditions inside the project area and is consistent with the Redevelopment Implementation Plan.
- b. Amend, modify, or reject the above options.

Redevelopment Agency

- a. Adopt attached Resolution RA11-XXX approving an amendment to the 2010 – 2014 Redevelopment Implementation Plan to provide that the following activities may be pursued within the period of the plan:
  - (1) To provide up to \$450,000 in matching funds for a grant of \$993,000 from the State of California's Strategic Growth Council to improve 21<sup>st</sup> Street, between Vine Street and Riverside Avenue to include natural drainage features, traffic calming features, bicycle lanes, park benches, hundreds of shade trees and native plants;
  - (2) To rehabilitate the pedestrian path of travel (sidewalks and curb ramps) along Spring Street and in the Downtown to be consistent with requirements of the Americans with Disabilities Act at an estimated cost of \$2,200,000;
  - (3) To design and build new restrooms for City Park (bounded by Spring, Pine, 11<sup>th</sup>, and 12<sup>th</sup> Streets) to replace and expand the existing restrooms, which are deteriorating (\$300,000 in redevelopment funds to supplement Park Development Impact Funds as part of and estimated \$600,000 project cost).
- b. Amend, modify, or reject the above options.

Prepared by: Ed Gallagher, City Planner

Attachments:

1. Resolution 11-XXX Approving the Use of Redevelopment Funds for the Construction of New Restrooms in City Park
2. Resolution RA 11-XXX to Approve an Amendment of the 2010 - 2014 Redevelopment Implementation Plan
3. Copy of Newspaper Notice

ED\REDEVIMPLEMENTATION PLAN\2011 AMENDMENT\WDA REPORT 030111

RESOLUTION NO. 11-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES  
APPROVING THE USE OF REDEVELOPMENT FUNDS FOR THE CONSTRUCTION OF NEW  
RESTROOMS IN CITY PARK

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WHEREAS, the Paso Robles Redevelopment Agency ("Agency") and City wish to undertake the construction of new restrooms for City Park to replace and expand the existing restrooms, which are deteriorating; and

WHEREAS, Section 33679 of the California Health and Safety Code requires that, prior to using redevelopment funds to construct public buildings, that it hold a public hearing and consider the following:

- a. Estimates of the amount of such taxes proposed to be used to pay for such construction of any publicly owned building;
- b. Sets forth the facts supporting the determinations required to be made by the City Council pursuant to Section 33445;
- c. Sets forth the redevelopment purpose for which such taxes are being used to pay for the construction of such publicly owned building; and

WHEREAS, Section 33445 of the California Health and Safety Code requires that the Redevelopment Agency, with the consent of the City Council, may pay all or a part of the cost of the construction of any public building if the City Council determines all of the following:

- a. That the building is of benefit to the project area;
- b. That no other reasonable means of financing the building are available to the community;
- c. That the payment of funds for the cost of the buildings will assist in the elimination of one or more blighting conditions inside the project area and is consistent with the Redevelopment Implementation Plan; and

WHEREAS, the estimated amount of such redevelopment taxes proposed to be used to pay for the restroom project is \$300,000 of a total estimated project cost of \$600,000; the balance of project costs will be borne by the Park Development Impact Funds; and

WHEREAS, Park Development Impact Funds cannot be used to pay the full amount of project costs as they may not be used for replacement/upgrading of existing facilities; there are not sufficient General Funds to match the Park Development Funds.

WHEREAS, City Park is the venue for numerous civic events, many of which attract more than 1,000 persons per day; this Park is located in the heart of, and is an indispensable asset to, both the City and the Redevelopment Project Area; and

WHEREAS, the existing restrooms are not fully-accessible and compliant with regulations implementing the Americans with Disabilities Act; they are undersized for the number of persons that regularly use City Park; and they are neither safe nor sanitary condition; and

WHEREAS, the 2010 - 2014 Redevelopment Implementation Plan specifically lists the existing City Park restrooms, with the problems described above as a condition contributing to blight in the Redevelopment Project Area, therefore, the use of Redevelopment Tax Increment Revenues to supplement Park Development Impact Funds for this project will help eliminate blighting conditions in the Project Area;

WHEREAS, a public hearing was set for March 1, 2011, and notice was given in accordance with Section 33490 of the California Health and Safety Code; and

WHEREAS, at its meeting of March 1, 2011, the City Council conducted a public hearing on the proposed use of redevelopment funds to construct new restrooms at City Park and took the following actions:

- a. Considered the facts and analysis, as presented in the draft staff report for the proposed use of redevelopment funds;
- b. Considered public testimony on the proposed use of redevelopment funds;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1: To approve the use of redevelopment funds to construct new restrooms for City Park to replace and expand the existing restrooms, based on the following findings:

1. That the building is of benefit to the project area;
2. That no other reasonable means of financing the building are available to the community;
3. That the payment of Redevelopment funds for the cost of the project will assist in the elimination of one or more blighting conditions inside the project area and is consistent with the Redevelopment Implementation Plan.

PASSED AND ADOPTED by the City Council of the City of Paso Robles on this 1<sup>st</sup> day of March 2011 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

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Duane Picanco, Mayor

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Caryn Jackson, Deputy City Clerk

## RESOLUTION NO. RA 11-XXX

### A RESOLUTION OF THE PASO ROBLES REDEVELOPMENT AGENCY AMENDING THE 2010 – 2014 REDEVELOPMENT IMPLEMENTATION PLAN TO ADD PROJECTS FOR WHICH REDEVELOPMENT FUNDS MAY BE USED

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WHEREAS, on February 16, 2010, the Paso Robles Redevelopment Agency ("Agency"), via resolution RA 10-001, adopted an Implementation Plan pursuant to Section 33490 of the State Health and Safety Code; and

WHEREAS, the 2010 - 2014 Implementation Plan provides that redevelopment funds may be used for the following purposes:

- Retiring the Agency's debt obligation to the City to reimburse the City's general fund for the debt service for the construction of the City Hall/Library facility;
- Preparation of the Uptown/Town Centre Specific Plan;
- Supplementing federal funds for repairing the Carnegie Library;
- Constructing sidewalk and street improvements adjacent to Flamson Middle School;
- Assisting the San Luis Obispo County Office of Education and the First 5 Commission of San Luis Obispo County develop a center for childhood school readiness programs and parent education at the northeast corner of Oak and 36<sup>th</sup> Streets;
- Remediating the impacts associated with the hot spring that emerged at the northeast corner of Spring and 10<sup>th</sup> Streets as a consequence of the 2003 San Simeon Earthquake;
- Designing and building new restrooms for City Park (bounded by Spring, Pine, 11<sup>th</sup>, and 12<sup>th</sup> Streets) to replace and expand the existing restrooms, which are deteriorating; and
- Acquiring property in the Redevelopment Project Area for public facilities needed to eliminate blight and implement the Redevelopment Plan.

WHEREAS, the Agency and City wish to undertake the following additional activities in order to eliminate blight and address the Objectives of the Redevelopment Plan (1987) and the 2010 – 2014 Redevelopment Implementation Plan:

- a. To provide up to \$450,000 in matching funds for a grant of \$993,000 from the State of California's Strategic Growth Council to improve 21<sup>st</sup> Street, between Vine Street and Riverside Avenue to include natural drainage features, traffic calming features, bicycle lanes, park benches, hundreds of shade trees and native plants;
- b. To rehabilitate the pedestrian path of travel (sidewalks and curb ramps) along Spring Street and in the Downtown to be consistent with requirements of the Americans with Disabilities Act at an estimated cost of \$2,200,000;
- c. To design and build new restrooms for City Park (bounded by Spring, Pine, 11<sup>th</sup>, and 12<sup>th</sup> Streets) to replace and expand the existing restrooms, which are deteriorating (\$300,000 in redevelopment funds to supplement Park Development Impact Funds as part of and estimated \$600,000 project cost); and

Note: This is an amendment of an approved project already listed in the 2010 – 2014 Redevelopment Implementation Plan



WHEREAS, to enable the above-listed activities to be undertaken during the period of the 2010 – 2014 Redevelopment Implementation Plan, Chapter IV Goals, Objectives, Programs and Expenditures for the Next Five Years is proposed to be amended as shown in Exhibit A of this Resolution; and

WHEREAS, the Agency finds that the proposed activities address those objectives of the 1987 Redevelopment Plan, as recited in Exhibit B of this resolution, and be of benefit to the Redevelopment Project in the following manner:

- a. The improvement of 21<sup>st</sup> Street would address Objectives 1, 3, 4, 5, and 7;
- b. The rehabilitation of the pedestrian path of travel (sidewalks and curb ramps) along Spring Street and in the Downtown would address Objectives 1, 3, 4, 5, and 10;
- c. The replacement and expansion of public restrooms in City Park would address Objectives 1, 3, 4, 5, 6, 7, 10, 12, and 13; and

WHEREAS, at its meeting of March 1, 2011, the City Council conducted a public hearing and made findings as required by Sections 33679 and 33445 of the California Health and Safety Code and adopted a resolution to approve the use of redevelopment funds to construct new restrooms in City Park; and

WHEREAS, a public hearing was set for March 1, 2011, and notice was given in accordance with Section 33490 of the California Health and Safety Code; and

WHEREAS, at its meeting of March 1, 2011, the Redevelopment Agency conducted a public hearing on the proposed amendment to the Implementation Plan and took the following actions:

- a. Considered the facts and analysis, as presented in the draft staff report for the proposed amendment;
- b. Considered public testimony on the proposed amendment to the Implementation Plan;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1: To amend the 2010 - 2014 Implementation Plan to provide that during the period of the plan, redevelopment funds may be used for the following activities:

- a. To provide up to \$450,000 in matching funds for a grant of \$993,000 from the State of California's Strategic Growth Council to improve 21<sup>st</sup> Street, between Vine Street and Riverside Avenue to include natural drainage features, traffic calming features, bicycle lanes, park benches, hundreds of shade trees and native plants.
- b. To rehabilitate the pedestrian path of travel (sidewalks and curb ramps) along Spring Street and in the Downtown to be consistent with requirements of the Americans with Disabilities Act at an estimated cost of \$2,200,000.
- c. To design and build new restrooms for City Park (bounded by Spring, Pine, 11<sup>th</sup>, and 12<sup>th</sup> Streets) to replace and expand the existing restrooms, which are deteriorating (\$300,000 in redevelopment funds to supplement Park Development Impact Funds as part of and estimated \$600,000 project cost).

The text of the Implementation Plan shall be amended as shown on Exhibit A of this resolution.

PASSED AND ADOPTED by the Redevelopment Agency of the City of Paso Robles on this 1<sup>st</sup> day of March 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Duane Picanco, Mayor

ATTEST:

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Caryn Jackson, Deputy City Clerk

## Exhibit A

### IV GOALS, OBJECTIVES, PROGRAMS AND EXPENDITURES FOR THE NEXT FIVE YEARS

1. Redevelopment Plan Goal and Objectives

Section 400.10 of the Redevelopment Plan includes a statement that the goal of redevelopment is “to eliminate and mitigate the aspects of existing and anticipated visual, economic, physical, social and environmental blight within the Project Area.” Section 400.10 also lists 15 objectives which support this goal. These sections are contained within Appendix B of this Implementation Plan.

2. General Plan Goals

The General Plan, adopted in 2003, contains the following Goals:

**GOAL 1:** In order to enhance Paso Robles’ unique small town character and high quality of life, the City Council supports the development and maintenance of a balanced community where the great majority of the population can live, work and shop.

**GOAL 2:** Strengthen the City’s economic base through business retention and recruitment, including provisions for “head-of-household” jobs and increased retail sales, transient occupancy taxes, and property tax revenues.

**GOAL 3:** Establish Paso Robles as the North County commercial retail center, based on providing neighborhood and service commercial development in proportion to population growth, downtown commercial revitalization, and regional commercial development.

**GOAL 4:** Strive to ensure that City services and facilities are maintained at current levels and/or in accordance with adopted standards.

3. Economic Strategy

The table on the next page includes the City’s 2006 Economic Strategy’s policies and principles. The Redevelopment Implementation Plan should strive to implement these policies and principles to the extent that the Redevelopment Project Area plays a part in this effort.

## 2006 Economic Strategy Policies and Principles

**PEOPLE:** Develop people to power the knowledge economy. Increase educational attainment and skills of, opportunities, and demand for local labor force.

- Promote and support a full continuum of education opportunities.
- Recognize and increase community and business investment in, and commitment to, education.

**PLACE:** Improve quality of place to attract investment and knowledge workers, stimulate investment by establishing distinctive, quality, stable, safe and sustainable physical improvements and attractions that welcome industry, commerce, tourism, employment, and wealth necessary to maintain and enhance quality of life.

- Implement development policies to achieve more efficient use of infrastructure.
- Develop distinctive design standards and invest in design excellence to:
- Stimulate investment in strategic areas and under-utilized sites.
- Support agriculture as a viable industry and visitor attraction by featuring it as the distinguishing community environment. Increase intensification, supply, and range of housing to attract and accommodate a skilled labor force.

**POSITIONING:** Develop and market the unique character, heritage and special attributes of the community as the region's destination to visit, shop, invest, work and live.

- Promote the City as a center of high value agriculture and industry.
- Market Paso Robles as an ideal setting for the emergence and convergence of value-added medical, health and wellness services.
- Promote local industry, products, services and destinations.

**PARTNERSHIP:** Create an alignment of strategic intent to collectively foster economic growth and improve the quality of life.

- Establish a common economic vision with a broad base of support.
- Mobilize public, private, and community resources to improve competitive position through partnership.

4. Implementation Plan Objectives (5 Years)

The following objectives are formulated to implement the 15 Redevelopment Plan Objectives and General Plan Goals for the next 5 years:

1. Improve those transportation systems necessary to enhance the City's position as the North County commercial center, to facilitate the City's efforts to become a tourist destination and to further the City's efforts to attract and retain businesses, realizing that the hub of these systems is located within the Redevelopment Project Area.
2. Revitalize the downtown through a comprehensive effort to include, but not be limited to: improving and developing public facilities; attraction of businesses such as theaters, restaurants, hotels/conference facilities; and commercial rehabilitation.
3. Provide affordable and safe housing for low and moderate income households.
4. Provide for Project Area-wide beautification and maintenance programs.
5. Improve public infrastructure and utilities throughout the Project Area.
6. Cooperate with the County Office of Education, the First 5 Commission, the Paso Robles Unified School District, Cuesta College, and private educational entities to expand educational opportunities within the Project Area.
7. Partner with agencies, organizations, and businesses that promote agriculture, industry, and value-added medical, health and wellness services to enhance and/or introduce facilities into the Project Area.

5. Programs

Transportation Systems Improvement: Programs for which use of Redevelopment Funds has been targeted include construction of sidewalks and related improvements (curbs, gutters, retaining walls, street lights, and street trees) along the 24<sup>th</sup> Street and Riverside Avenue frontages of the Paso Robles Event Center, and for construction of sidewalks and related improvements on the Spring and 24<sup>th</sup> Street frontages of Flamson Middle School.

Possible future programs to be supported with Redevelopment Funds may include the following:

- **Street Lighting:** Additional pedestrian-scale street lights are needed to improve the level of safety in the downtown and in other high pedestrian traffic locations such as the area surrounding the Paso Robles Event Center.
- **Sidewalks:** Throughout the Project Area are sections of public streets without sidewalks. Sidewalks provide safe paths for pedestrians and encourage walking as an alternative mode of transportation, which reduces traffic congestion.

- **Pedestrian Street Crossings:** Pedestrian safety and encouragement of walking as an alternative mode of transportation would be fostered by retrofitting key intersections in the Downtown and throughout the Project Area with bulb-outs that narrow the roadway width that pedestrians must cross.
- **Railroad Pedestrian Crossings:** Many existing crossings do not have sidewalks or gates/warning devices for pedestrians. In 2009 a pedestrian was killed by a train while crossing the tracks in the Downtown. North of 21<sup>st</sup> Street and South of 10<sup>th</sup> Street there are no pedestrian crossings of the railroad.
- **Railroad Vehicular Crossings:** The configuration of the existing underpass crossing at 4<sup>th</sup> Street is hazardous to vehicles and impassible to fire engines. The 24<sup>th</sup> Street overpass crossing is narrow and a bottleneck during periods of peak traffic flow; it also lacks pedestrian and bicycle paths.
- **Pedestrian/Bike Paths:** There are inadequate systems of paths for pedestrians and bicycles throughout the Project Area to foster these alternative modes of transportation.
- **Landscaping to Encourage Walking:** Street trees are needed to mitigate heat and make the walking experience more inviting.
- **Transit:** Public transit as an alternative mode of transportation needs to be encouraged. Improvements to foster this mode would include shelters, turnouts, public restrooms at major transit stops, and other items.
- **Accessibility Improvements:** The Project Area still needs curb cuts and handicapped parking spaces to make it fully-accessible.

Downtown Revitalization: Possible future programs to be supported with Redevelopment Funds may include: efforts to attract uses such as theaters, performing arts venues, restaurants, hotel and conference facilities (including parcel assemblage, if necessary); efforts to provide more parking (including, possibly, one or more parking lots and/or structures); further improvements to City Park (esp. replacement of restrooms); support for commercial rehabilitation (which has been approved for funding via federal Community Development Block Grant monies); completion and adoption of the Uptown/Town Centre Specific Plan; and other programs.

Affordable and Safe Housing: Future housing programs are discussed in detail in Chapter V. Briefly, such programs may include: assistance to development of new rental housing, especially redevelopment of Oak Park Public Housing; assistance to efforts to conserve subsidized apartments at risk of conversion to market rate; loan programs for residential rehabilitation; and other programs.

Beautification and Maintenance: Possible future programs to be supported with Redevelopment Funds may include support for Phases 2 and 3 of the Spring Street

Reconstruction (landscaping, street furniture and lighting); street tree planting; freeway frontage landscaping; and other programs.

Public Facilities, Infrastructure and Utilities: Possible future programs to be supported with Redevelopment Funds may include: downtown parking improvements, support for storm drain improvements; water and sewer system upgrades; undergrounding of overhead electrical and/or telephone wires; supplement funds from the Federal Emergency Management Agency to remediate the impacts associated with the hot spring that emerged at the northeast corner of Spring and 10<sup>th</sup> Streets as a consequence of the 2003 San Simeon Earthquake; acquisition of property for public facilities, infrastructure and utilities; and other programs.

Educational Opportunities: Support the development of the First 5 Commission's Early Childhood Development Center at 36<sup>th</sup> and Oak Street; partnering with the School District and Cuesta College to expand services within or of direct benefit to the Project Area; partnering with private educational organizations and businesses to develop facilities within the Project Area. In the latter case, the Redevelopment Agency may help assemble properties and/or improve public infrastructure to serve such facilities.

Agriculture, Industry, and Medical Facilities: The improvement of Riverside Avenue and 24<sup>th</sup> Street with sidewalks and related improvements supports the agricultural programs sited at the Paso Robles Event Center. There may be other opportunities to support agriculture, industry, and medical facilities with assemblage of properties or improvement of public infrastructure to serve such facilities.

6. Expenditures of Redevelopment Funds in the Next 5 Years

The Agency currently holds one formal debt obligation for approximately \$12,115,000. This debt consists of a Series A issue for \$9,330,000 (tax-exempt) and a Series B issue for \$2,785,000 (taxable).

The debt issue, in July 2009, allowed for a defeasance of the 1996 bond issue, a partial repayment to the City's General Fund (approximately \$2,500,000) for the debt service on the Library/City Hall building and payment of approximately \$1,900,000 in past-due fiscal agreements. After these reimbursement payments there will be approximately \$4.2 million available in remaining RDA bond funds for additional projects.

The amounts contained in the "net tax increment revenue" column of the chart on the next page are net after all fiscal agreement payments due to other taxing agencies have been paid.

The chart on the next page does not include revenues and expenditures for the Low and Moderate Income Housing (LMIH) Fund. Those will be shown and discussed in Chapter V.

<b>Fiscal Year</b>	<b>Pass-Thru Agreements</b>	<b>Net Tax Increment Revenue</b>	<b>Maintenance &amp; Operations</b>	<b>Debt Service</b>	<b>Annual Balance</b>
2009/2010	2,064,000	1,493,000	75,000	1,178,000	240,000
2010/2011	2,079,000	1,477,000	75,000	1,165,000	237,000
2011/2012	2,152,000	1,496,000	75,000	1,200,000	221,000
2012/2013	2,223,000	1,516,000	75,000	1,252,000	189,000
2013/2014	2,296,000	1,535,000	75,000	1,249,000	211,000

A Reimbursement Agreement between the Redevelopment Agency and the City was updated in April 2008. This agreement, originally dated November 1, 1993, obligates the Redevelopment Agency to reimburse the City for the debt service payments arising out of the construction financing of the Library/City Hall located at 1000 Spring Street. More specifically, this agreement required that all non-LMIH funds, not appropriated for operational needs and debt service requirements (net of fiscal agreements), be used to repay the reimbursement obligation. The current annual obligation is approximately \$300,000 in annual reimbursement payments.

Those funds available to the Agency after payment of the Agency's existing debt service will be used to fund its programs listed below. Although the timing and priority for expenditure of those funds will be dependent on the amount of funding available from time to time, the Agency anticipates allocating, in conjunction with the remaining bond proceeds, approximately \$5 million to assist with a portion of the costs for the following projects during the Implementation Plan period:

- a. To provide gap funding for repair of the earthquake damage to the historic Carnegie Library Building (\$400,000 estimated cost);
- b. Preparation of the Uptown and Town Centre specific plans (\$1.5 million estimated cost);
- c. To construct sidewalks and related improvements (including landscaping) in 24<sup>th</sup> Street and Riverside Avenue, adjacent to the Paso Robles Event Center, and in Spring and 24<sup>th</sup> Streets adjacent to Flamson Middle School (\$2.5 million estimated cost);
- d. To assist the San Luis Obispo County Office of Education and the First 5 Commission of San Luis Obispo County develop a center for childhood school readiness programs and parent education at the northeast corner of Oak and 36<sup>th</sup> Streets to serve the education needs of the Project Area and surrounding community. Towards this end, the Agency has allocated approximately \$240,000 in Redevelopment Funds that were being held in trust for the County Office of Education and allocated Redevelopment



Funds adequate to finance \$1 million in debt necessary to develop the center. The amount of funds for the latter is budgeted at \$80,300 per year for a period of 20 years.

- e. To supplement funds from the Federal Emergency Management Agency to remediate the impacts associated with the hot spring that emerged at the northeast corner of Spring and 10<sup>th</sup> Streets as a consequence of the 2003 San Simeon Earthquake (\$300,000 estimated cost);
- f. To design and build new restrooms for City Park (bounded by Spring, Pine, 11<sup>th</sup>, and 12<sup>th</sup> Streets) to replace and expand the existing restrooms, which are deteriorating (\$300,000 ~~\$400,000~~ in redevelopment funds to supplement ~~other funds such as~~ Park Development Impact Funds as part of and estimated ~~\$600,000~~ ~~\$1.8 million~~ project cost);
- g. To acquire property in the Redevelopment Project Area for public facilities needed to eliminate blight and implement the Redevelopment Plan (costs unknown and would vary with each facility).
- h. To provide up to \$450,000 in matching funds for a grant of \$993,000 from the State of California's Strategic Growth Council to improve 21<sup>st</sup> Street, between Vine Street and Riverside Avenue to include natural drainage features, traffic calming features, bicycle lanes, park benches, hundreds of shade trees and native plants.
- i. To rehabilitate the pedestrian path of travel (sidewalks and curb ramps) along Spring Street and in the Downtown to be consistent with requirements of the Americans with Disabilities Act at an estimated cost of \$2,200,000.

7. Elimination of Blight

A matrix showing how the objectives and programs will eliminate blight, using the AB 1290 definition of blight, is provided on the next page.

**MATRIX SHOWING RELATIONSHIP BETWEEN OBJECTIVES AND PROGRAMS AND ELIMINATION OF BLIGHT**

Objective/Program	Physical Conditions				Economic Conditions					Infrastructure
	Unsafe Buildings	Hinder Economic Viability	Incompatible Uses	Irregular Lots	Impaired Investments	Business Vacancies	Lack of Commercial Facilities	Residential Overcrowding	High Crime Rate	
Transportation Systems Improvements		X			X	X	X			X
Downtown Revitalization	X	X	X	X	X	X	X			X
Affordable and Safe Housing	X	X	X	X	X			X	X	X
Beautification and Maintenance		X			X	X	X		X	X
Public Infrastructure and Utilities		X			X	X	X		X	X
Educational Opportunities		X			X	X				X
Agriculture, Industry, and Medical Facilities		X			X	X				X

APPENDIX B  
REDEVELOPMENT PLAN OBJECTIVES



SECTION 400.00 REDEVELOPMENT OBJECTIVES

Section 400.10 General Project Objectives

The Agency proposes to use the process of redevelopment to eliminate and mitigate the aspects of existing and anticipated visual, economic, physical, social, and environmental blight within the Project Area.

Within the broad goals, and as an indicator in the evaluation and determination of project priorities, the following specific redevelopment objectives are established by the Agency:

1. The elimination of existing blighted conditions, be they properties or structures, and the prevention of recurring blight in and about the Project Area.
2. The development and redevelopment of property within a coordinated land use pattern of commercial, industrial, residential, and public facilities in the Project Area consistent with the goals, policies, objectives, standards, guidelines, and requirements as set forth in the City's adopted General Plan.
3. The development of public services and facilities including, but not limited to, police and fire, city administration, cultural recreational, maintenance, and operational services and facilities as are necessary and required for the redevelopment of the Project Area.
4. The elimination of environmental deficiencies including inadequate street and freeway improvements, inadequate utility systems, and inadequate public services; and mitigation of the potential social, physical, and environmental characteristics of blight.
5. The development of a more efficient and effective circulation corridor system free from hazardous vehicular, pedestrian, and bicycle interfaces and designed to their ultimate circulation flow.
6. The implementation of techniques to mitigate blight characteristics resulting from exposure to freeway, railroad and public right-of-way corridor activity and affecting adjacent properties within the Project Area.
7. Beautification activities to eliminate all forms of blight including, but not limited to, visual blight, in order to encourage community identity.



8. The encouragement, promotion, and assistance in the development and expansion of local commerce and needed commercial and industrial facilities, increasing local employment prosperity, and improving the economic climate within the Project Area, and the various other isolated vacant and/or underdeveloped properties within the Project Area.
9. The acquisition, assemblage, and/or disposition of sites of usable and marketable sizes and shapes for commercial, and public facility development within the Project Area.
10. The creation of a more cohesive and unified community by strengthening the physical, social, and economic ties between residential, commercial, industrial, and recreational land uses within and adjacent to the Project Area.
11. To provide for very low-, low- and moderate-income housing availability as required by County, Region, or State law and requirements, as necessary and desirable, consistent with the goals and objectives of the community.
12. To encourage the coordination, cooperation, and assistance of other local agencies, as may be deemed necessary, to ensure that projects undertaken by this Agency are implemented to their fullest and practical extent.
13. The achievement of a physical environment reflecting a high level of concern for architectural and urban design principles deemed important by the community and property owners.
14. To encourage community and property owner involvement and citizen participation in the adoption of policies, programs, and projects so as to ensure that the Redevelopment Plan is implemented in accordance with the objectives and goals of the General Plan.
15. To 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.

Section 400.20 Project Alternatives

It is anticipated that the Agency may undertake a variety of physical, social, economic and environmental projects to ensure that the goals of this Redevelopment Plan are fulfilled. It is, therefore, the intent of this Section to set forth possible and/or anticipated projects which shall be considered in the development of the Project Area. They are neither all encompassing nor limiting. The Project Matrix (Appendix III, Exhibit A) is not all inclusive, but rather sets forth the general projects and programs and the parameters by which the redevelopment will occur within the Project Area.



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

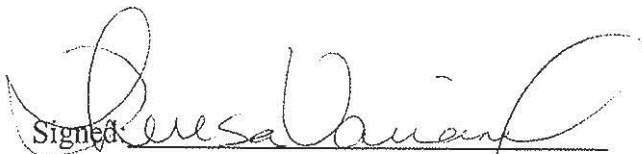
Newspaper: Tribune

Date of  
Publication: February 11, 2011

Hearing  
Date: March 1, 2011  
(City Council)

Project: Amendment to the Redevelopment  
Implementation Plan for the Redevelop-  
ment Agency of the City of Paso Robles

I, Theresa Variano, 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   
Theresa Variano

forms/newsaffi.691

NOTICE OF PUBLIC HEARING

AMENDMENT OF THE REDEVELOPMENT IMPLEMENTATION PLAN FOR THE REDEVELOPMENT AGENCY OF THE CITY OF PASO ROBLES

NOTICE IS HEREBY GIVEN that the City Council and the Redevelopment Agency of the City of Paso Robles ("Agency") will hold a joint Public Hearing on March 1, 2011, at the time and place set forth below, on the proposed use of Redevelopment Funds to construct new restrooms in City Park and to amend the 2010 - 2014 Redevelopment Implementation Plan. The proposed amendments would add potential projects to the Implementation Plan, including the following:

a. To provide up to \$450,000 in matching funds for an Urban Greening Grant of \$993,000 from the State of California's Strategic Growth Council to improve 21st Street, between Vine Street and Riverside Avenue to include natural drainage features, traffic calming features, bicycle lanes, park benches, hundreds of shade trees and native plants.

b. To rehabilitate the pedestrian path of travel (sidewalks and curb ramps) along Spring Street and in the Downtown to be consistent with requirements of the Americans with Disabilities Act at an estimated cost of \$2,200,000.

c. To design and build new restrooms for City Park (bounded by Spring, Pine, 11th, and 12th Streets) to replace and expand the existing restrooms, which are deteriorating (\$300,000 in redevelopment funds to supplement Park Development Impact Funds as part of and estimated \$600,000 project cost).

The proposed use of redevelopment funds will be based on a proposed finding that the projects will benefit the Redevelopment Project Area, advancing objectives set forth in both the 1987 Redevelopment Plan and the 2010 - 2014 Redevelopment Implementation Plan.

Pursuant to Sections 33679 and 33445 of the California Health and Safety Code, the proposed authorization to use Redevelopment Tax Increment Revenues to replace and expand the existing restrooms in City Park is based on the following:

a. Redevelopment Tax Increment Revenues will be used to supplement Park Development Impact Funds, which can be used to expand the restrooms, but not to replace existing facilities. The estimated cost of the project is \$600,000; the amount of Park Development Impact Funds available is expected to be \$300,000. Therefore, the estimated amount of tax increment revenues proposed to be used for this purpose is \$300,000.

b. City Park is the venue for numerous civic events, many of which attract more than 1,000 persons per day. This Park is located in the heart of, and is an indispensable asset to, both the City and the Redevelopment Project Area.

c. The City of Paso Robles does not have sufficient General Funds on hand to bridge the gap between available Park Development Impact Funds and the estimated project cost, nor does it project that sufficient General Funds will be available in the near term.

d. The existing restrooms are not fully accessible and compliant with regulations implementing the Americans with Disabilities Act; they are undersized for the number of persons that regularly use City Park; and they are neither safe nor in sanitary condition. The 2010 - 2014 Redevelopment Implementation Plan specifically lists the existing City Park restrooms, with the problems described above as a condition contributing to blight in the Redevelopment Project Area. The use of Redevelopment Tax Increment Revenues to supplement Park Development Impact Funds for this project will help eliminate blighting conditions in the Project Area.

This hearing will take place in the Library Conference Center at Library/City Hall, 1000 Spring Street, Paso Robles, California, at 7:30 PM on Tuesday, March 1, 2011, at which time all interested parties may appear and be heard.

Copies of the proposed amendment to the 2010 - 2014 Implementation Plan are presently available for review in the City's Community Development Department, at the City Library, and on the City's web site at the address indicated below. (Copies of the proposed amendment to the Implementation Plan may be purchased at the City's Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, for the cost of reproduction).

<http://www.prcity.com/government/citycouncil/redevelopment.asp>

Comments on the proposed amendment to the 2010 - 2014 Implementation Plan may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to [ed@prcity.com](mailto:ed@prcity.com) provided that such comments are received prior to the time of the hearing.

If you challenge the proposed amendment to the 2010 - 2014 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  
Feb. 4, 11, 18, 2011 6927554