



City of Colusa City Council
STAFF REPORT

DATE: July 6, 2010
TO: Mayor Critchfield and Members of the City Council
FROM: Staff Member Name, Title
Through Jan McClintock, City Manager

AGENDA ITEM:

Consideration of establishing a boundary area for the 2010/2011 Redevelopment Boundary Study.

CITY COUNCIL PRIORITIES ADDRESS:

- Operate and manage the City in a fiscally responsible manner with open, accurate and comprehensible reporting.
- Provide a safe environment for businesses and residents.
- Promote economic vitality within the City and region.
- Provide for the City's infrastructure including streets, water, sewers, parks, storm drainage, curbs, gutters, sidewalks, etc.).
- Provide for the quality of life of the residents and businesses
- Promote intergovernmental understanding and cooperation.

REQUESTED ACTION:

Approve the Resolution establishing a study area for the 2010/2011 Redevelopment Boundary Study.

BACKGROUND:

The City of Colusa completed a Feasibility Study and extensive staff research into the viability of creating a project area and adopting a Redevelopment Plan. The Feasibility Study has documented the likelihood that establishment of a redevelopment area is warranted and the City Staff have brought to the City Council a request for authorization to proceed with a contract for services for this work.

The first step in the process to create the boundaries for a redevelopment area is to designate a "survey area" which is large and all inclusive. The survey area can include areas that are outside of the City's jurisdiction should the City Council deem that appropriate. For example, there could be some County areas that are blighted which are in or around the City that could be included within the Survey Area.

It is also important to understand that the project area ultimately adopted does not have to be the same as, or include all of the property in the survey area. There could also be several separate and independent project areas with different policies and programs, yet all controlled by a single Redevelopment Plan.

Once a survey area is adopted, the work begins. Once the study is completed, which includes a great amount of public participation and comment including and EIR. The second major step is for the staff to recommend to the Planning Commission a project area or project areas to be selected from the survey area.

At that time, if the proposed project area includes land not under the City's jurisdiction, it would have to get "extra-territorial" authorization from the County. This would mean that the County would participate in the Plan adoption process and have ultimate control over its area because it would have to act on the approval/disapproval of the Plan.

Once the Planning Commission selects the boundaries then that becomes the official project area.

(1) Health & Safety Code Section - 33310

BUDGET IMPACT:

Nothing in addition to the RDA project.

RESOLUTION NO. 10-22

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA
DESIGNATING A REDEVELOPMENT SURVEY AREA**

WHEREAS, Section 33310 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) provides that a redevelopment survey area may be designated by resolution of the City Council; and

WHEREAS, the City Council of the City of Colusa desires that the area hereinafter described be studied to determine if a redevelopment project or projects within said area are feasible; and

WHEREAS, a redevelopment project or projects may be initiated within this area should it be found that such a project or projects are feasible;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COLUSA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council does hereby designate as a redevelopment survey area that area shown on the "Map of the Survey Area," attached hereto as Exhibit A and by this reference made a part hereof, and as more particularly described in the "Description of the Survey Area," attached hereto as Exhibit B and by this reference made a part hereof.

Section 2. The City Council hereby finds and determines that said designated survey area requires study to determine if a redevelopment project or projects within said area are feasible.

PASSED AND ADOPTED this _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

EXHIBIT A

MAP OF THE SURVEY AREA

[To Be Inserted.]

DRAFT

CITY OF COLUSA

FEASIBILITY STUDY

CITY OF COLUSA REDEVELOPMENT FEASIBILITY STUDY

EXHIBIT 1

POTENTIAL PROJECT AREA BOUNDARIES

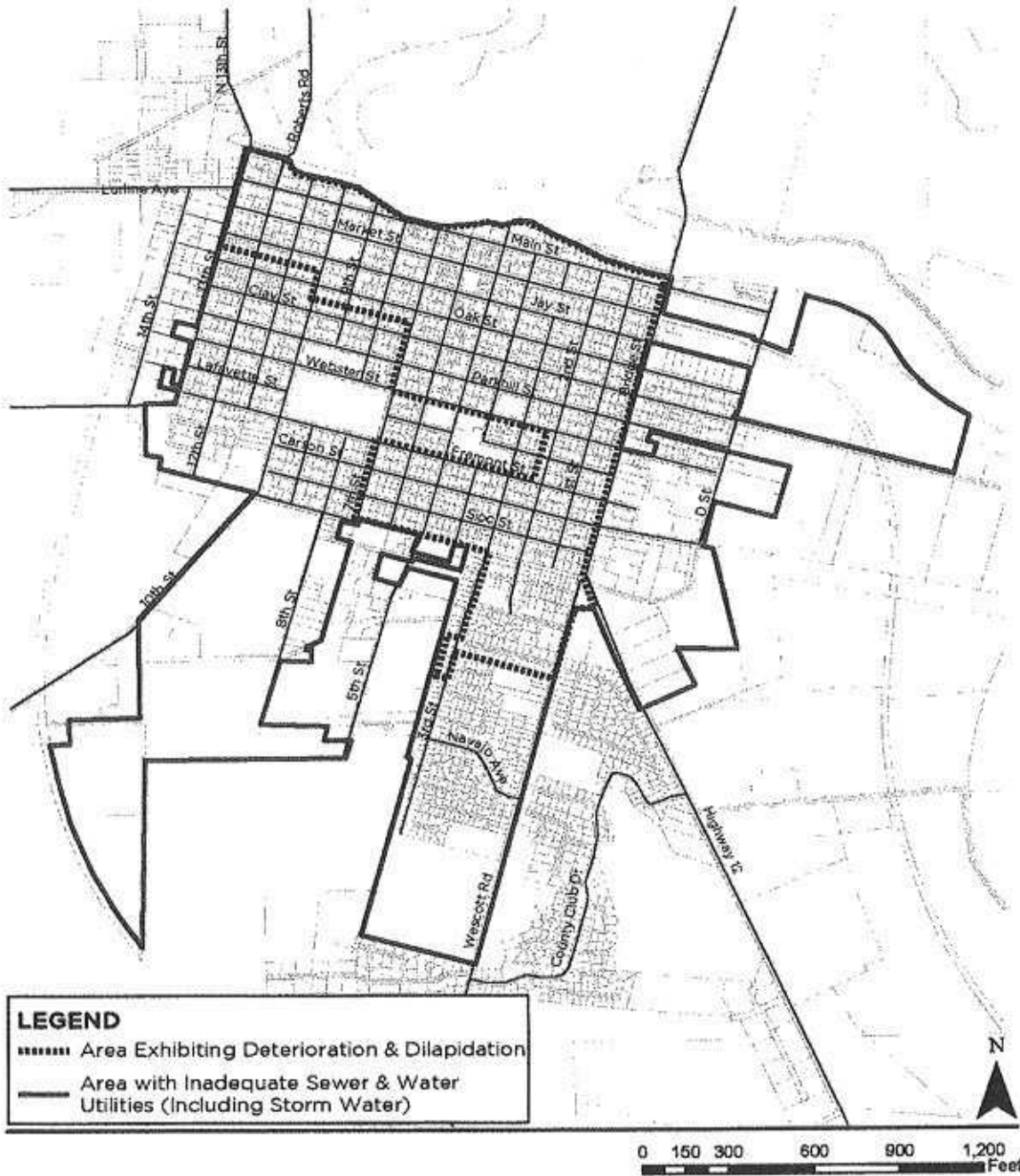


EXHIBIT B
DESCRIPTION OF THE SURVEY AREA

[To Be Inserted.]

DRAFT

CITY OF COLUSA

FEASIBILITY STUDY

The Project Area is approximately 445 acres in size and encompasses 1,618 parcels. The Project Area is inclusive of the entire City, with the exception of a triangular portion in the southeast corner of the City which was excluded due to the lack of existing blighting conditions. This triangular portion is bounded by Westcott Road to the west; Bridge Street and the Colusa Golf and County Club to the east; and County Club Drive and Birchwood Place to the south. The Project Area is developed with commercial, industrial, residential, agricultural, and religious uses. The land use breakdown is displayed in Exhibit 2.

City of Colusa			Exhibit 2
Survey Area Land Use			
Land Use	Acres	% of City (Acres)	Parcels
Residential	333.1	57.7%	1367
Agricultural	122	21.1%	11
Commercial	62.45	10.8%	213
Industrial	46.2	8.0%	3
Religious	13.49	2.3%	19
Total	577.24		1613

Note: 5 parcels were not included in this table because land use & acreage data was not available for them

Source: Colusa County 2007-08 Tax Rdl

FINDINGS OF BLIGHT

Redevelopment project formation and implementation is subject to Section 33000 et seq. of the California Health and Safety Code, also known as the California Community Redevelopment Law ("Law"). To establish a redevelopment project area, the legislative body (the City of Colusa City Council) must document the necessity for redevelopment within a proposed project area. The Law requires that a legislative body find that a proposed redevelopment project area is both blighted and predominantly urbanized. These legal requirements, in context of RSG's preliminary assessment of the Project Area, are summarized herein.

Sections 33030 through 33039 of the Law describe the conditions that constitute blight in a redevelopment project area. A blighted area is one that necessitates the creation of a redevelopment project area, because the combination of conditions in an area constitute a burden on the community and cannot be alleviated by private enterprise, governmental action, or both. Section 33030 of the Law defines a blighted area as one that contains both of the following:

An area that is predominantly urbanized and is an area in which the combination of physical and economic blighting conditions is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.