



REDEVELOPMENT AGENCY

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TOM BURNS, AGENCY ADMINISTRATOR

February 21, 2002

Agenda: March 5, 2002

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

San Lorenzo Valley Redevelopment Feasibility Report

Dear Members of the Board:

On May 22, 2001 your Board took initial steps towards investigating the establishment of a redevelopment project area in the San Lorenzo Valley. At that time you approved a preliminary study area and a consultant contract to provide a more formal feasibility study prior to proceeding further with the redevelopment planning process. The purpose of this letter is to forward the completed Feasibility Report and, based upon that Report, recommend adjustments to the previously-adopted study area boundaries.

Background

Board members may recall that your initial discussion took place after a series of community meetings conducted by Supervisor Almquist and RDA staff to explore the general topic of redevelopment and its potential benefits for the residents and business owners within the San Lorenzo Valley. A majority of community members attending the Board meeting expressed support for proceeding with the planning process. At the same time, some questions and concerns were raised. At the conclusion of the discussion, it was agreed to proceed with further investigations, thereby developing better facts with which to inform future community discussions. The first stage of those studies was the preparation of a Feasibility Report for the potential project area.

Feasibility Study Findings

The Feasibility Report (enclosed as Attachment 1) provides information on the following topics:

- ▶ a cursory review of the six communities proposed for possible redevelopment, a review of the appropriateness of those communities in terms of blight and potential projects, and suggested deletions of areas based on that analysis;

- ▶ a more in-depth discussion of the remaining communities, highlighting the potential blighting factors and projects that could be undertaken with the benefit of redevelopment financing; and
- ▶ a discussion of the potential revenue that could be generated by a SLV Redevelopment Project Area over time.

Overall, the report suggests a number of boundary changes, the most significant being deletion of the Lompico/Zayante areas. Other minor reductions in the study area are also suggested. The Report's financial analysis recommends that a reduced-area redevelopment plan, while not generating a level of revenues that by itself would be needed to address the blighting factors in their entirety, certainly would provide substantial new financing to address long-standing community infrastructure needs and critical health and safety concerns. In conclusion, it appears that the remaining study area (included in Attachment 2) is a strong candidate for further study.

Next Steps

Subsequent to today's actions, staff will prepare a Preliminary Redevelopment Plan for consideration by the Planning Commission and will complete discussions with the consultant to initiate the next step of their work, directed towards preparing a project that is defined at a level of detail to allow initiation of the CEQA process for the project. As those steps are proceeding, ongoing community discussions and further dialogue with the taxing entities in the area will be taking place.

A contract with our redevelopment consultant has been prepared to complete the balance of work to completion of the redevelopment plan. That contract, including a scope of work, is included in a separate item on this agenda, before your Board as the Board of Directors for the Redevelopment Agency.

Conclusion/Recommendation

Completing the Feasibility Report phase of the redeveloping planning process is an important step towards focusing future efforts and community discussion. Substantial additional work will be required over the coming months on other documents required by the State's redevelopment plan adoption process, including additional technical reports and an environmental impact report on the proposed plan. At this time, however, the most critical action is to adopt a revised Survey Area boundary to focus those future efforts.

It is therefore RECOMMENDED that your Board take the following actions at this time:

1. Accept and file the Feasibility Report for the proposed SLV Redevelopment Project (Attachment 1);

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2. Approve the attached Resolution adopting revised boundaries for the Survey Area for the project (Attachment 2); and
3. Direct staff to proceed with the next steps in the redevelopment planning process.

Very truly yours,



Tom Burris
Redevelopment Agency Administrator

RECOMMENDED:



Susan A. Mauriello
County Administrative Officer

Attachments:

1. Feasibility Report
2. Resolution with Revised Survey Area Boundaries

cc. RDA

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO.

On the motion of Supervisor
duly seconded by Supervisor
the following resolution is

RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ
DESIGNATING AN AMENDED REDEVELOPMENT SURVEY AREA

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

WHEREAS, the Board of Supervisors of the County of Santa Cruz adopted an initial Survey Area boundary by Resolution of the Board on May 22, 2001 for the proposed San Lorenzo Valley Redevelopment Project Area; and

WHEREAS, subsequent to that action, a Feasibility Report was prepared to more closely evaluate that proposed area; and

WHEREAS, that Report concluded that the Survey Area should be reduced in size; and

WHEREAS, the Board of Supervisors of the County of Santa Cruz finds that the area within the Survey Area Boundary on the map attached hereto as Exhibit " A conforms to the recommended boundary changes and is therefore the area to determine if a redevelopment project or projects within the proposed survey area are feasible; and

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

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors does hereby designate as a redevelopment survey area that area within the Survey Area Boundary on the map attached thereto as Exhibit " A entitled "SLV Redevelopment Survey Area", and hereby made a part of the Resolution.

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BE IT FURTHER RESOLVED AND ORDERED that the Board of Supervisors hereby directs that the designated area be studied to determine if a redevelopment project or projects within the area are feasible.

BE IT FURTHER RESOLVED AND ORDERED that the Board of Supervisors hereby directs the County Planning Commission to consider the selection of one or more project areas comprising all or a part of the survey area.

PASSED AND ADOPTED this ____ day of ____, 2002, by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS

Chairperson of said
Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:

Jan M Scott
County Counsel

DISTRIBUTION: County Counsel
RDA

