

AGENDA

STANISLAUS COUNTY REDEVELOPMENT AGENCY

1010 10TH STREET, BASEMENT LEVEL, MODESTO

SEPTEMBER 14, 2010

9:00 A.M.

I. CALL TO ORDER

II. CONSENT CALENDAR (Those items marked with an *)

III. APPROVAL OF MINUTES

*A. Minutes of December 15, 2009

IV. CORRESPONDENCE

A. None

V. PUBLIC HEARINGS

A. None

VI. AGENDA ITEMS

*A. Approval to Set a Public Hearing on October 19, 2010 at 6:35 p.m. to Consider the Adoption of the 2010 - 2014 Implementation Plan for the Stanislaus County Redevelopment Agency Project Area No. 1

VII. PUBLIC FORUM

VIII. ADJOURNMENT

MINUTES

STANISLAUS COUNTY REDEVELOPMENT AGENCY

DECEMBER 15, 2009

The Stanislaus County Redevelopment Agency met in the Joint Chambers at 10th Street Place, Basement Level, 1010 10th Street, Modesto, California.

I. CALL TO ORDER

The meeting was called to order at 6:48 p.m.

Members present: Jim DeMartini, Jeff Grover, William O'Brien, Dick Monteith, and Vito Chiesa

Members absent: None

Staff present: Kirk Ford, Executive Director and Angela Freitas, Deputy Director

II. CONSENT CALENDAR (*)

Upon motion by Agency members Montieth/Chiesa, Agency unanimously approved the Consent Calendar, including approval of the Minutes. (5-0)

III. APPROVAL OF MINUTES

A. Upon motion by Agency members, Monthieth/Chiesa, the Agency unanimously approved the minutes of September 29, 2009. (5-0)

IV. CORRESPONDENCE

A. None

V. PUBLIC HEARINGS

A. None

VI. AGENDA ITEMS

*A. Accepted the FY 2008-2009 Financial Report including the Annual Audit prepared; accepted the FY 2008-2009 Redevelopment Agency Activities Report; and authorized the submittal of FY 2008-2009 Financial Report and Redevelopment Agency Activities Report to the Stanislaus County Board of Supervisors.

VII. PUBLIC FORUM

No one spoke.

VIII. ADJOURNMENT

The meeting adjourned at 6:49 p.m.



Kirk Ford
Executive Director

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Redevelopment Agency HF

BOARD AGENDA # 9:00 a.m. - *VI-A

Urgent Routine

AGENDA DATE September 14, 2010

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Set a Public Hearing on October 19, 2010 at 6:35 p.m. to Consider the Adoption of the 2010-2014 Implementation Plan for the Stanislaus County Redevelopment Agency Project Area No. 1

STAFF RECOMMENDATIONS:

Set a public hearing on October 19, 2010 at 6:35 p.m. to consider the adoption of the 2010-2014 Implementation Plan for the Stanislaus County Redevelopment Agency Project Area No. 1.

FISCAL IMPACT:

General administration costs for the preparation and noticing of the 2010-2014 Implementation Plan are paid for by the Agency's Capital Projects Budget. The Redevelopment Agency anticipates receiving \$21,306,654 in tax increment revenue during the 2010-2014 Implementation Plan period.

BOARD ACTION AS FOLLOWS:

No. 2010-571

On motion of Supervisor O'Brien Seconded by Supervisor Chiesa
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Grover

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST:


CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

The California Community Redevelopment Law (CRL) requires a redevelopment agency to prepare and adopt a five-year Implementation Plan (hereinafter "Plan") for every adopted Redevelopment Plan. The Plan is an Agency's guide to help eliminate blight by developing projects and programs which will benefit the Project Area. In addition, the affordable housing component of the Plan establishes a means of monitoring the Agency's progress in meeting its affordable housing obligations. The Plan must include the following elements:

- The specific goals and objectives of the Agency;
- Progress made during the previous Implementation Plan period;
- The specific programs, including potential projects and estimated expenditures, proposed to be undertaken during the next five years;
- A description of how the adopted goals and objectives, as well as the scheduled projects, will eliminate blight within the Project Area; and
- A description of how the goals, objectives, projects and expenditures will implement the low- and moderate-income housing set-aside and housing production requirements as set forth in the CRL.

The proposed Plan covers calendar years 2010 to 2014 and Fiscal Years 2010-2011 to 2014-2015. The previously adopted 2005-2009 Plan covered Fiscal Years 2005-2006 to 2009-2010. During the interim period between Plans, the Agency continues to adhere to the programs and projects identified in the 2005-2009 Plan.

The Redevelopment Plan for the Stanislaus County Redevelopment Agency Project Area No. 1 (hereinafter "Project Area") was adopted by the Stanislaus County Board of Supervisors in 1991. The Project Area consists of the following fifteen (15) non-contiguous sub-areas totaling approximately 4,272 acres in the unincorporated area of Stanislaus County:

- | | |
|----------------------------|-----------------------------------|
| Salida Community | I-5 Westley Interchange/Westley |
| Empire Community | South 7 th Street |
| Shackelford Neighborhood | Keyes Community |
| Airport Industrial | Denair Community |
| Hickman Community | Grayson Community |
| Valley Home Community | Butte/Glenn/Imperial Neighborhood |
| Crows Landing Community | Shell Laboratory Site |
| Monterey Park Neighborhood | |

An agency can only adopt an Implementation Plan after first holding a noticed public hearing. Requirements for noticing of the public hearing include: 1) posting in at least four locations in the project area for a period of at least three weeks ending at least ten days prior to the hearing, and 2) publishing once a week for three weeks in a newspaper of general circulation with the first notice being at least 31 days prior to the hearing.

Approval to Set a Public Hearing on October 19, 2010 at 6:35 p.m. to Consider the Adoption of the 2010-2014 Implementation Plan for the Stanislaus County Redevelopment Agency Project Area No. 1
Page 3

This item simply sets the date and time for a public hearing on the matter before the Redevelopment Agency Board. Once the date and time for a hearing is set, Agency staff will ensure that all of the required public noticing requirements are met.

A copy of the Implementation Plan being considered for adoption and maps of the sub-areas will be made available on-line on September 17, 2010: <http://www.stancounty.com/planning/index-rda.shtm> and for review at the Department of Planning and Community Development in hard copy at the time the public notices are released.

POLICY ISSUES:

A public hearing to consider adoption of the 2010-2014 Implementation Plan by the Redevelopment Agency Board is a requirement of the California Community Redevelopment Law (CRL). Traditionally, the efforts of the Redevelopment Agency fall within the Board Priorities of A Well Planned Infrastructure System, A Healthy Community and Effective Partnerships.

STAFFING IMPACT:

There are no staffing impacts associated with this item.

CONTACT PERSON:

Kirk Ford, Planning & Community Development Director. Telephone: (209) 525-6330

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Redevelopment Agency of the County of Stanislaus will hold a public hearing on **Tuesday, October 19, 2010**, at a meeting starting at **6:35 P.M.** in the Joint Chambers, 1010 10th Street, Basement Level, Modesto, California, in conformance with Section 33490 of the State of California's Health and Safety Code, to consider the following:

2010-2014 IMPLEMENTATION PLAN – Public Hearing to consider the adoption of the five-year Implementation Plan for Project Area No. 1 adopted in 1991. Project Area No. 1 consists of the following fifteen (15) non-contiguous sub-areas totaling approximately 4,272 acres in the unincorporated area of Stanislaus County:

**Salida Community
Empire Community
Shackleford Neighborhood
Airport Industrial
Hickman Community
Valley Home Community
Crows Landing Community
Monterey Park Neighborhood**

**I-5 Westley Interchange/Westley
South 7th Street
Keyes Community
Denair Community
Grayson Community
Butte/Glenn/Imperial Neighborhood
Shell Laboratory Site**

In accordance with Section 33490(a)(B) of the California Health and Safety Code, adoption of an Implementation Plan does not constitute a project within the meaning of the California Environmental Quality Act (Section 21000 of the Public Resources Code *et seq.*, "CEQA")

At the above noticed time and place, all interested persons will be given an opportunity to speak. Materials submitted to the Redevelopment Agency Board for consideration (i.e., photos, slides, petitions, letters, etc.) will be retained by the Redevelopment Agency and cannot be returned.

If you challenge the above item in court, you may be limited to raising only those issues 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.

A copy of the Implementation Plan being considered for adoption and maps of the sub-areas are available on-line at: <http://www.stancounty.com/planning/index-rda.shtm> and for review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California. For further information, please call (209) 525-6330 or email: planning@stancounty.com

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: September 14, 2010

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California.

BY:


Elizabeth A. King, Assistant Clerk

AVISO DE AUDICIÓN PÚBLICA

SE DA AVISO POR ESTE MEDIO QUE la Agencia de Reurbanización del Condado de Stanislaus llevara acabo una audicion publica el **Martes, 19 de Octubre del 2010**, empezando a las **6:35 P.M.** en el despacho de juntas publicas localizado en el 1010 10th Street, Basement Level, Modesto, California, en cumplimiento con la Seccion 33490 del Codigo de Seguridad y Salud del Estado de California, para considerar lo siguiente:

PLAN DE IMPLEMENTACION DE LOS AÑOS 2010-2014 – Audicion Publica para considerar la adopción del Plan de Implementación del Area de Proyecto No. 1 adoptada en 1991. El Area de Proyecto No. 1 consiste de las siguientes quince (15) sub-areas no-contiguas de un total aproximado de 4,272 acres el el area no-incorporada del Condado de Stanislaus.

**Comunidad de Salida
Comunidad de Empire
Comunidad de Shackelford
Comunidad de Airport Industrial
Comunidad de Hickman
Comunidad de Valley Home
Comunidad de Crows Landing
Comunidad de Monterey Park**

**Intercambio Interestatal I-5 /Westley
7th Street Sur
Comunidad de Keyes
Comunidad de Denair
Comunidad de Grayson
Comunidad de Butte/Glenn/Imperial
Sitio de Laboratorio Shell**

En acuerdo con la Seccion 33490(a)(B) del Codigo de Seguridad y Salud del Estado de California, la adopcion de un Plan de Implementacion no constituye un proyecto dentro el significado de la Ley de la Calidad del Medioambiente de California (California Environmental Quality Act - Seccion 21000 de el Codigo de Recursos Publicos et seq., "CEQA")

En la hora y sitio indicado arriba, se le dara la oportunidad a todas las personas interesadas de hablar. Los materiales sometidos para la consideración por la mesa directiva de la Agencia de Reurbanización (e.g. fotos, peticiones, cartas, etc.) seran retenidas por la Agencia de Reurbanización y no seran retornadas.

Si usted desafia el Plan de Implementación, usted podra ser limitado a levantar solamente esos asuntos levantados durante la audición publica descrita en este aviso, o en correspondencia escrita entregada a la Agencia de Reurbanización durante, o antes de la audiencia pública.

La copia del Plan de Implementación sujeto a consideración para adopción y mapas de las sub-areas estan disponibles in el internet en: <http://www.stancounty.com/planning/index-rda.shtm> y revisión en el Departamento de Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California. Para mas información, comuníquese al (209) 525-6330 o por email: planning@stancounty.com

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: September 14, 2010

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California.

BY:


Elizabeth A. King, Assistant Clerk

DECLARATION OF PUBLICATION
(C.C.P. S2015.5)

COUNTY OF STANISLAUS
STATE OF CALIFORNIA

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of **THE MODESTO BEE**, printed in the City of **MODESTO**, County of **STANISLAUS**, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS**, State of California, Under the date of **February 25, 1951, Action No. 46453**; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

Sep 17, 2010, Sep 24, 2010, Oct 01, 2010

I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at

MODESTO, California on

October 1st, 2010

(By Electronic Facsimile Signature)

Marie Dickman

NOTICE OF PUBLIC HEARING
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2010-2014 IMPLEMENTATION PLAN - Public Hearing to consider the adoption of the five-year Implementation Plan for Project Area No. 1 adopted in 1991. Project Area No. 1 consists of the following fifteen (15) non-contiguous sub-areas totaling approximately 4772 acres in the unincorporated area of Stanislaus County:
Salida Community,
Empire Community,
Shackelford Neighborhood,
Airport Industrial,
Hickman Community,
Valley Home Community,
Crows Landing Community,
Monterey Park Neighborhood,
I-5/Westley Interchange/Westley,
South 7th Street
Keys Community,
Denair Community,
Grayson Community,
Butte/Glenn/Imperial Neighborhood,
Shell Laboratory Site

In accordance with Section 33490(a)(B) of the California Health and Safety Code, adoption of an Implementation Plan does not constitute a project within the meaning of the California Environmental Quality Act (Section 21000 of the Public Resources Code et seq. "CEQA"). At the above noticed time and place, all interested persons will be given an opportunity to speak. Materials submitted to the Redevelopment Agency Board for consideration (i.e., photos, slides, petitions, letters, etc.) will be retained by the Redevelopment Agency and cannot be returned. If you challenge the above item in court, you may be limited to raising only those issues 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. A copy of the Implementation Plan being considered for adoption and maps of the sub-areas are available on-line at: <http://www.stanacounty.com/planning/index-rda.shtml> and for review at the Department of Planning and Community Development, 1010 10th Street, Suite 340Q, Modesto, California. <http://www.stanaco-planning.org> For further information, please call (209) 525-6330 or email: planning@stanacounty.com

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Comunidad de Salida
Comunidad de Empire
Comunidad de Shackelford
Comunidad de Airport Industrial
Comunidad de Hickman
Comunidad de Valley home
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7th Street Sur
Comunidad de Keys
Comunidad de Denair
Comunidad de Grayson
Comunidad de Butte/Glenn/Imperial
Sitio de Laboratorio Shell

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dentro el significado de la Ley de la Calidad del Medioambiente de California (California Environmental Quality Act - Sección 21000 de el Código de Recursos Públicos et seq. "CEQA") En acuerdo con la Sección 33490(a)(B) del Código de Seguridad y Salud del Estado de California, la adopción de un Plan de Implementación no constituye un proyecto dentro el significado de la Ley de la Calidad del Medioambiente de California (California Environmental Quality Act - Sección 21000 de el Código de Recursos Públicos et seq. "CEQA")

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Pub Dates September 17, 24 & October 1, 2010