

Ordinance No. 250

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA ADOPTING AMENDMENT NO. 6 TO THE REDEVELOPMENT PLAN FOR THE GRAND TERRACE COMMUNITY REDEVELOPMENT PROJECT AREA.

WHEREAS, the City Council of the City of Grand Terrace ("City Council") adopted the Redevelopment Plan for the Grand Terrace Community Redevelopment Project Area ("Original Area") on September 27, 1979 by Ordinance No. 25; and

WHEREAS, the Redevelopment Plan for the Grand Terrace Community Redevelopment Project Area was subsequently amended five times; and

WHEREAS, Amendment No. 1 was adopted on March 20, 1980, by Ordinance No. 31, to authorize the City of Grand Terrace Redevelopment Agency ("Agency") to collect tax increment revenue within the Grand Terrace Community Redevelopment Project Area ("Project Area"); and

WHEREAS, Amendment No. 2 was adopted on July 15, 1981, by Ordinance No. 52 which added the rest of the City limits (approximately 1,615 acres) to the original Project Area boundaries ("Added Area"), and adopted a new, amended Redevelopment Plan applicable to both the Original and Added Areas; and

WHEREAS, Amendment No. 3 was adopted on July 22, 1999, by Ordinance No. 187 to authorize the use of eminent domain to acquire certain non-residential property for a 12 year period; and

WHEREAS, Amendment No. 4 was adopted on September 12, 2002, by Ordinance No. 202, to clarify the language and original intent of the Agency to make the tax increment limit for the Project Area (Original and Added Area) net of pass through payments; and

WHEREAS, Amendment No. 5 was adopted on July 22, 2004, by Ordinance No. 212, to rescind the previous time limit to incur debt, making it essentially the same as the duration of the Redevelopment Plan and dependent on the Agency's ability to collect tax increment to repay any incurred debt and to extend the time limit of the effectiveness of the Redevelopment Plan (to July 15, 2017), and extended the time limit for payment of indebtedness and receipt of taxes (to July 15, 2027) for both the Original and the Added Area; and

WHEREAS, the City of Grand Terrace Redevelopment Agency ("Agency") has initiated proceedings to amend the Redevelopment Plan for the Grand Terrace Community Redevelopment Project Area ("Amendment No. 6); and

WHEREAS, the purpose of Amendment No. 6 is to:

1. Increase the cumulative tax increment revenue limit in the redevelopment plan from \$70 million (net of taxing agency payments) to approximately \$225 million (net of taxing agency payments);
2. Increase the limit on the amount of bonded debt that may be outstanding at any one time in the redevelopment plan from \$15 million to approximately \$75 million;
3. Pursuant to California Community Redevelopment Law, Health and Safety Code Section 33000, et. seq. ("CRL") Sections 33333.6(a), 33333.6(b), and 33333.6(e)(2)(C), extend the effectiveness of the redevelopment plan and time limit to collect tax increment revenue by the following time frames:
  - a. Original Area – extend plan effectiveness from July 15, 2017, to September 27, 2022, and time limit to collect tax increment from July 15, 2027, to September 27, 2032;
  - b. Added Area – extend plan effectiveness from July 15, 2017, to July 15, 2024, and time limit to collect tax increment from July 15, 2027, to July 15, 2034;
4. Rescind the Agency's authority to commence eminent domain within the Project Area, effective immediately following the effectiveness of the ordinance adopting the Amendment No. 6;
5. Replace the description of land uses in the redevelopment plan (as previously contained in Section IV. Uses Permitted in the Project Area, pp. 33-42) with language that directly refers to the City's General Plan, zoning ordinance, and other applicable land use policies and standards, as they exist today or are hereafter amended; and
6. Amend and restate the redevelopment plan to incorporate the prior amendments into a single document.

By providing the Agency with additional financial resources and extending the redevelopment plan duration to that allowed under the CRL, Amendment No. 6 will assist in the elimination of blighting conditions that remain in the Project Area, will assist in preventing the reoccurrence of such remaining blighting conditions, and will enable the Agency to fully achieve the goals and objectives for redevelopment of the Project Area pursuant to the Redevelopment Plan for the Grand Terrace Community Redevelopment Project Area.; and

WHEREAS, the Amended and Restated Redevelopment Plan for the Grand Terrace Community Redevelopment Project Area, prepared in connection with Amendment No. 6 to the Redevelopment Plan for the Grand Terrace Community

Redevelopment Project Area (“Amended and Restated Redevelopment Plan”), is hereby incorporated by reference and is designated as the official redevelopment plan for the Grand Terrace Community Redevelopment Project Area; and

WHEREAS, on February 4, 2010, by Resolution No. 10-01, the Planning Commission of the City of Grand Terrace (“Planning Commission”) has reported that Amendment No. 6 conforms to the General Plan for the City of Grand Terrace pursuant to CRL Sections 33346 and 33453; and

WHEREAS, on January 21, 2010, copies of the notice of joint public hearing, the Preliminary Report (acting as the blight report required by CRL Section 33451.5) and the Draft Amended and Restated Redevelopment Plan were mailed by certified mail with return receipt requested to the California Department of Finance and the California Department of Housing and Community Development; and

WHEREAS, to date, the Agency has not received comments regarding Amendment No. 6 from the California Department of Finance or the California Department of Housing and Community Development pursuant to CRL Section 33451(e); and

WHEREAS, City staff held a community information meeting on March 9, 2010, in the Community Meeting Room at Grand Terrace City Hall, for the purposes of providing information and receiving input on the proposed Amendment No. 6; and

WHEREAS, notice for the community information meeting was provided via published notice in the Blue Mountain Outlook on March 1, 2010; and in the Grand Terrace City News on March 4, 2010

WHEREAS, the City prepared and circulated a Draft Program Environmental Impact Report on the City of Grand Terrace General Plan Update and Amendment No. 6 to the Redevelopment Plan for the Revised Grand Terrace Community Redevelopment Project, State Clearinghouse No. 2008011109 (“Draft EIR”) in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*), the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 *et seq.*) and the Draft EIR was thereafter revised and supplemented to incorporate comments received and responses thereto, and, as so revised and supplemented, a Final Environmental Impact Report (“Final EIR”) was prepared and certified by the City Council; and

WHEREAS, the City Council has reviewed and considered the Final EIR and have determined that, for certain significant effects identified by the Final EIR, mitigation measures and a mitigation monitoring program therefor have been adopted and mitigation measures incorporated to avoid or substantially lessen such effects; and