

**CITY COUNCIL/REDEVELOPMENT AGENCY**

**AGENDA ITEM 6.15**

**Date: June 19, 2007**

June 19, 2007

TO: Chairperson and Members of the Stockton Redevelopment Agency  
Mayor and City Council

FROM: J. Gordon Palmer, Jr., Executive Director / City Manager  
Stockton Redevelopment Agency

Steven J. Pinkerton, Director  
Redevelopment Department

SUBJECT: **RESOLUTIONS: AUTHORIZING PREPARATION OF PROPOSED AMENDED AND RESTATED REDEVELOPMENT PLANS FOR THE MERGER OF THE PORT INDUSTRIAL, WEST END URBAN RENEWAL PROJECT NO. 1 AND ROUGH AND READY ISLAND REDEVELOPMENT PROJECT AREAS INTO A SINGLE "WATERFRONT" REDEVELOPMENT PROJECT AREA, DESIGNATING THE LEAD AND RESPONSIBLE AGENCY, AND AUTHORIZING STAFF AND CONSULTANTS TO PROCEED WITH THE PLAN AMENDMENT PROCESS PURSUANT TO THE CALIFORNIA REDEVELOPMENT LAW**

#### RECOMMENDATION

##### Redevelopment Agency Action

Adopt a resolution authorizing preparation of proposed amended and restated redevelopment plans for the merger of the Port Industrial, West End Urban Renewal Project No. 1 and Rough and Ready Island Redevelopment Project Areas, designating the Lead and Responsible Agency, and authorizing staff and consultants to proceed with the plan amendment process pursuant to the California Community Redevelopment Law.

##### City Council Action

Adopt a resolution authorizing preparation of proposed amended and restated redevelopment plans for the merger of the Port Industrial, West End Urban Renewal Project No. 1 and Rough and Ready Island Redevelopment Project Areas, designating the Lead and Responsible Agency, and authorizing staff and consultants to proceed with the plan amendment process pursuant to the California Community Redevelopment Law.

#### SUMMARY

Currently, there are three redevelopment project areas, known collectively as "Plans" all located along the Stockton Channel. They are the West End, Port Industrial, and Rough and Ready Island Plans. The three Plans were created at different times, and under different provisions of redevelopment law. Merging these three existing areas into a single, cohesive "Waterfront" redevelopment project area will streamline the administration of the Plans from both a financial and project development perspective (see Figure 1, attached illustrating the proposed boundaries). Under California Redevelopment Law, the merger

**RESOLUTION: AUTHORIZING PREPARATION OF PROPOSED AMENDED AND RESTATED REDEVELOPMENT PLANS FOR THE MERGER OF THREE REDEVELOPMENT AREAS INTO A SINGLE "WATERFRONT" REDEVELOPMENT AREA** (PAGE 2)

will undergo a similar process to that of a new plan adoption, including the preparation of an environmental impact report. It is anticipated that the merger process will be completed in approximately one year or by late summer of 2008.

**BACKGROUND**

The three project areas proposed to be merged were created at different time periods and under different circumstances. The West End project area is the City's original project area, adopted in 1961. The project area has been expanded three times, with the last in 1991, as well as numerous procedural amendments through 2003. This area covers the City's downtown business district and waterfront areas east of the I-5 overpass.

The Port Industrial was approved in 2001 with a focus on the industrial uses owned or related to Port operations. This project area did not include any residential property which permitted the City to utilize a more streamlined adoption process.

Rough and Ready Island, although part of the Port's property at the time of the Port Industrial approval, was not included since the Port was in the process of master planning the island's redevelopment. Once this development program was determined and an environmental document prepared, the Agency was better able to complete the required reports and environmental review to approve the project area. The Agency was also able to use the base closure provisions in California Redevelopment Law to more efficiently evaluate and adopt the Plan.

**PRESENT SITUATION**

It was always the intention of the Agency to consider merging the two Port Plans once the Rough and Ready Island Plan was adopted. Since the adoption of Rough and Ready Island in 2004, it has also become clear that including the West End Plan in the merger was also in the best interest of the Agency, City and Port. Redevelopment along the extended waterfront has accelerated in recent years, and it is clear that redevelopment resources can be more efficiently directed to the larger interconnected waterfront planning area.

Goldfarb and Lipman, the City's redevelopment counsel, will prepare the proposed amendments to effectuate the merger. RSG, the redevelopment consulting firm that has prepared all of the City's recent redevelopment plan reports, will also work with Goldfarb and Lipman to prepare necessary reports and notifications.

A separate contract with Wagstaff and Associates is presented for approval by Council on this agenda. As detailed in the resolution approving the contract with Wagstaff, in the case of a Plan adoption, the Council acts as the Lead Agency, and the Agency acts as the Responsible Agency. For this reason, the contract was executed with the City Council.

**RESOLUTION: AUTHORIZING PREPARATION OF PROPOSED AMENDED AND  
RESTATED REDEVELOPMENT PLANS FOR THE MERGER OF THREE  
REDEVELOPMENT AREAS INTO A SINGLE "WATERFRONT" REDEVELOPMENT  
AREA (PAGE 3)**

FINANCIAL SUMMARY

Anticipated costs for Goldfarb and Lipman, with RSG acting as their subconsultant, to prepare the merger amendments are estimated to not exceed \$150,000. Sufficient funds are budgeted in Account No. 336-7313-610 Port Industrial Redevelopment Administration.

Respectfully submitted,



STEVEN J. PINKERTON, DIRECTOR  
REDEVELOPMENT DEPARTMENT

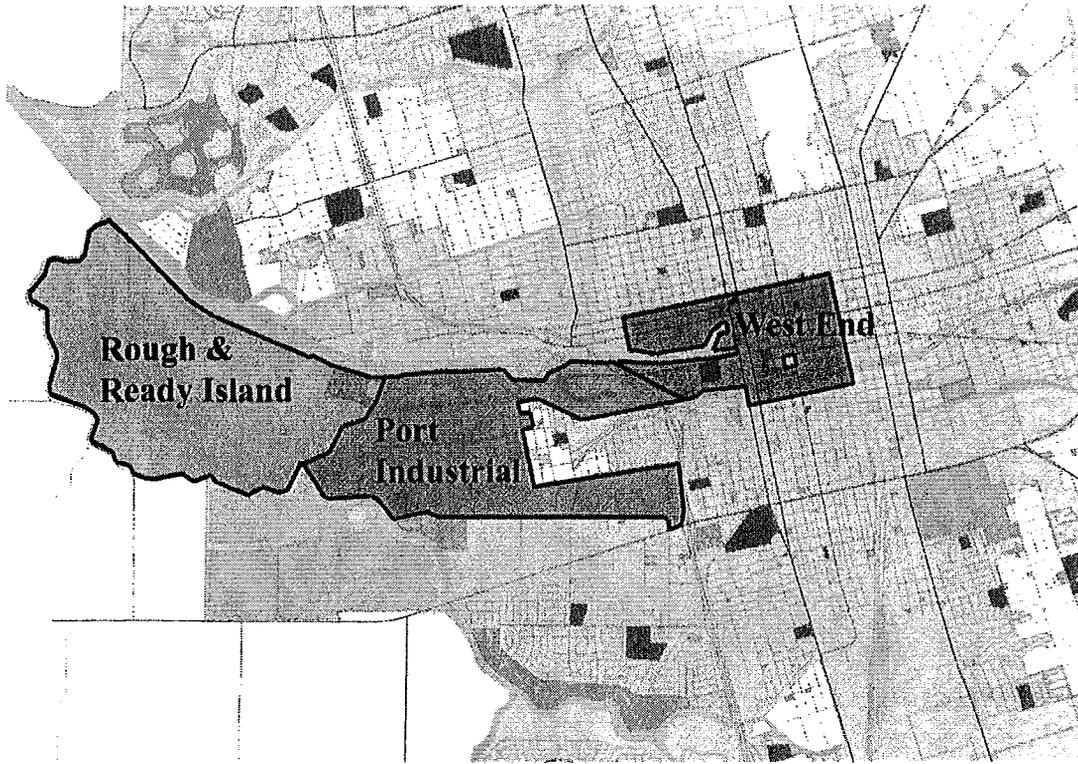
SJP:KW:myb  
Attachments

APPROVED BY:

  
\_\_\_\_\_  
J. GORDON PALMER, JR.  
EXECUTIVE DIRECTOR/CITY MANAGER

::ODMA\GRPWISE\COS.HRD.HRD\_Library:82625.1

**FIGURE 1**  
"WATERFRONT" REDEVELOPMENT PROJECT AREA –  
PROPOSED BOUNDARIES OF MERGER



## REDEVELOPMENT AGENCY

---

**RESOLUTION AUTHORIZING PREPARATION OF PROPOSED AMENDED AND RESTATED REDEVELOPMENT PLANS FOR THE MERGER OF THE PORT INDUSTRIAL, WEST END URBAN RENEWAL PROJECT NO. 1 AND THE ROUGH AND READY ISLAND REDEVELOPMENT PROJECT AREAS, DESIGNATING THE LEAD AND RESPONSIBLE AGENCY, AND AUTHORIZING STAFF AND CONSULTANTS TO PROCEED WITH THE PLAN AMENDMENT PROCESS PURSUANT TO THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW**

WHEREAS, the City Council of the City of Stockton (the "City Council") adopted the Redevelopment Plan for the Port Industrial Redevelopment Project by City Council Ordinance No. 019-01, adopted on July 10, 2001; the City Council adopted the Redevelopment Plan for West End Urban Renewal Project No. 1 by City Council Ordinance No. 686-C.S. on October 9, 1961, as amended by Ordinance No. 1078-C.S., adopted on April 6, 1964, as amended by Ordinance No. 1685-C.S., adopted on May 27, 1968, as amended by Ordinance No. 2567-C.S., adopted on September 3, 1974, as amended by Ordinance No. 3308-C.S., adopted on March 31, 1980, as amended by Ordinance No. 089-86, adopted on December 15, 1986, as amended and restated by Ordinance No. 039-91, adopted on July 15, 1991, as amended by Ordinance No. 034-94, adopted on December 19, 1994, and as amended by Ordinance No. 029-98, adopted on November 17, 1998, as amended by Ordinance No. 028-02, adopted on June 4, 2002, and as further amended and restated by Ordinance No. 011-03, adopted on March 18, 2003; and the City Council adopted the Redevelopment Plan for the Rough and Ready Island Redevelopment Project Area by City Council Ordinance No. 013-04, adopted on July 13, 2004, (collectively, the "Plans"); and

WHEREAS, the Plans established the Port Industrial, West End Urban Renewal Project No. 1 and Rough and Ready Island Redevelopment Project Areas (the "Project Areas") to be redeveloped in accordance with the provisions of the California Community Redevelopment Law (the "CRL," Health and Safety Code section 33000, et seq.); and

WHEREAS, staff of the Redevelopment Agency of the City of Stockton (the "Agency") recommends proceeding with amendments to the Plans which would merge the Project Areas (the "Proposed Merger"); and

WHEREAS, Section 15050 of the California Environmental Quality Act Guidelines (the "CEQA Guidelines") requires that when a project requiring environmental documentation is to be carried out or approved by more than one public agency, one public agency shall be responsible for preparing the environmental documentation for the project. This agency shall be called the Lead Agency; and

City Atty  
Review  
Date JUN 13 2007

WHEREAS, the City of Stockton (the "City") and the Agency are the public agencies involved in the preparation and adoption of the Proposed Merger for which environmental documentation shall be prepared, and both agencies have responsibilities related to approving and carrying out the Proposed Merger; and

WHEREAS, pursuant to the standards set forth in Section 15051 of the CEQA Guidelines, the City and the Agency each has a substantial claim to be the Lead Agency; and

WHEREAS, Section 15051 of the CEQA Guidelines provides that where two or more public agencies have a substantial claim to be the Lead Agency, the public agencies may by agreement designate one of the agencies as the Lead Agency; and

WHEREAS, the City is the legal entity with final authority to approve and adopt the Proposed Merger pursuant to the California Community Redevelopment Law, and therefore should serve as the "Lead Agency," as defined in the CEQA Guidelines; and

WHEREAS, the Agency has fewer broadly-defined governmental powers than does the City and therefore should serve as the "Responsible Agency," as defined in the CEQA Guidelines; now, therefore,

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF STOCKTON, AS FOLLOWS:

1. That the Agency hereby authorizes and directs its Executive Director to take all reasonable and necessary steps to effectuate adoption of the Proposed Merger.
2. That the Agency hereby consents to its designation as the Responsible Agency for purposes of the preparation of environmental review documentation for the Proposed Merger; and
3. That the Agency hereby acknowledges that the City shall serve as the "Lead Agency" in the preparation and consideration of the environmental review documents for the Proposed Merger, within the meaning of Public Resource Code section 21069.
4. That the Agency hereby authorizes and directs staff to distribute the proposed Redevelopment Plan Amendments that would effectuate the Proposed Merger, the Report on the Proposed Merger, and all environmental documentation for the Proposed Merger, when completed, to all affected taxing entities, the Planning Commission and other interested persons and entities to the extent required by law.

PASSED, APPROVED and ADOPTED \_\_\_\_\_.

\_\_\_\_\_  
EDWARD J. CHAVEZ, Chairperson  
Redevelopment Agency of the  
City of Stockton

ATTEST:

\_\_\_\_\_  
KATHERINE GONG MEISSNER, Secretary  
Redevelopment Agency of the  
City of Stockton

::ODMA\GRPWISE\COS.HRD.HRD\_Library:82727.1

## STOCKTON CITY COUNCIL

---

**RESOLUTION AUTHORIZING PREPARATION OF PROPOSED AMENDED AND RESTATED REDEVELOPMENT PLANS FOR THE MERGER OF THE PORT INDUSTRIAL, WEST END URBAN RENEWAL PROJECT NO. 1 AND THE ROUGH AND READY ISLAND REDEVELOPMENT PROJECT AREAS, DESIGNATING THE LEAD AND RESPONSIBLE AGENCY, AND AUTHORIZING STAFF AND CONSULTANTS TO PROCEED WITH THE PLAN AMENDMENT PROCESS PURSUANT TO THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW**

WHEREAS, the City Council of the City of Stockton (the "City Council") adopted the Redevelopment Plan for the Port Industrial Redevelopment Project by City Council Ordinance No. 019-01, adopted on July 10, 2001; the City Council adopted the Redevelopment Plan for West End Urban Renewal Project No. 1 by City Council Ordinance No. 686-C.S. on October 9, 1961, as amended by Ordinance No. 1078-C.S., adopted on April 6, 1964, as amended by Ordinance No. 1685-C.S., adopted on May 27, 1968, as amended by Ordinance No. 2567-C.S., adopted on September 3, 1974, as amended by Ordinance No. 3308-C.S., adopted on March 31, 1980, as amended by Ordinance No. 089-86, adopted on December 15, 1986, as amended and restated by Ordinance No. 039-91, adopted on July 15, 1991, as amended by Ordinance No. 034-94, adopted on December 19, 1994, and as amended by Ordinance No. 029-98, adopted on November 17, 1998, as amended by Ordinance No. 028-02, adopted on June 4, 2002, and as further amended and restated by Ordinance No. 011-03, adopted on March 18, 2003; and the City Council adopted the Redevelopment Plan for the Rough and Ready Island Redevelopment Project Area by City Council Ordinance No. 013-04, adopted on July 13, 2004, (collectively, the "Plans"); and

WHEREAS, the Plans established the Port Industrial, West End Urban Renewal Project No. 1 and Rough and Ready Island Redevelopment Project Areas (the "Project Areas") to be redeveloped in accordance with the provisions of the California Community Redevelopment Law (the "CRL," Health and Safety Code Section 33000 et seq.); and

WHEREAS, staff of the Redevelopment Agency of the City of Stockton (the "Agency") recommends proceeding with amendments to the Plans which would merge the Project Areas (the "Proposed Merger"); and

WHEREAS, Section 15050 of the California Environmental Quality Act Guidelines (the "CEQA Guidelines") requires that when a project requiring environmental documentation is to be carried out or approved by more than one public agency, one public agency shall be responsible for preparing the environmental documentation for the project. This agency shall be called the Lead Agency; and

City Atty  
Review   
Date           
JUN 13 2007

WHEREAS, the City of Stockton (the "City") and the Agency are the public agencies involved in the preparation and adoption of the Proposed Merger for which environmental documentation shall be prepared, and both agencies have responsibilities related to approving and carrying out the Proposed Merger; and

WHEREAS, pursuant to the standards set forth in Section 15051 of the CEQA Guidelines, the City and the Agency each has a substantial claim to be the Lead Agency; and

WHEREAS, Section 15051 of the CEQA Guidelines provides that where two or more public agencies have a substantial claim to be the Lead Agency, the public agencies may by agreement designate one of the agencies as the Lead Agency; and

WHEREAS, the City is the legal entity with final authority to approve and adopt the Proposed Merger pursuant to the California Community Redevelopment Law, and therefore should serve as the "Lead Agency," as defined in the CEQA Guidelines; and

WHEREAS, the Agency has fewer broadly-defined governmental powers than does the City and therefore should serve as the "Responsible Agency," as defined in the CEQA Guidelines.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. That the City Council hereby authorizes and directs its City Manager to take all reasonable and necessary steps to effectuate adoption of the Proposed Merger.

2. That the City Council hereby consents to its designation as the Lead Agency for purposes of the preparation of environmental review documentation for the Proposed Merger; and

3. That the City Council hereby acknowledges that the Agency shall serve as the "Responsible Agency" in the preparation and consideration of the environmental review documents for the Proposed Merger, within the meaning of Public Resource Code section 21069.

4. That the City Council hereby authorizes and directs staff to distribute the proposed Redevelopment Plan Amendments that would effectuate the Proposed Merger, the Report on the Proposed Merger, and all environmental documentation for the Proposed Merger, when completed, to all affected taxing entities, the Planning Commission and other interested persons and entities to the extent required by law.

PASSED, APPROVED and ADOPTED \_\_\_\_\_.

\_\_\_\_\_  
EDWARD J. CHAVEZ, Mayor  
of the City of Stockton

ATTEST:

\_\_\_\_\_  
KATHERINE GONG MEISSNER  
City Clerk of the City of Stockton

::ODMA\GRPWISE\COS.HRD.HRD\_Library:82726.1