



CONTRA COSTA

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TO: REDEVELOPMENT AGENCY

FROM: John Sweeten
Executive Director

DATE: November 5, 2002

SUBJECT: Montalvin Manor Redevelopment Project

COMMUNITY
DEVELOPMENT DEPT

SPECIFIC REQUEST(S) OR RECOMMENDATIONS(S) & BACKGROUND AND JUSTIFICATION

RECOMMENDATIONS

ADOPT resolution Accepting and Approving the Preliminary Plan for the Montalvin Manor Redevelopment Project, and authorizing staff to proceed with the preparation of a Redevelopment Plan for the proposed Montalvin Manor Redevelopment Project.

FISCAL IMPACT

The recommended action does not have any fiscal impact. The ultimate adoption of a Redevelopment Plan would result in a diversion or some property tax revenues from the County General Fund, and other County controlled funds. The California Redevelopment Law requires a mandatory pass-thru of property tax increments to all taxing agencies throughout the life of the Redevelopment Plan.

BACKGROUND

On August 6, 2002 the Board of Supervisors adopted a Survey Area for the proposed Montalvin Manor Redevelopment Project. The establishment of a Survey Area authorizes the study of the area for the potential establishment of a Redevelopment Project Area.

CONTINUED ON ATTACHMENT: X YES SIGNATURE: James J. [Signature]

X RECOMMENDATION OF EXECUTIVE DIRECTOR RECOMMENDATION OF AGENCY COMMITTEE
APPROVE OTHER

SIGNATURE(S): Julie [Signature]
OF AGENCY ON November 5, 2002 APPROVED AS RECOMMENDED x OTHER ACTION

VOTE OF COMMISSIONERS

xx UNANIMOUS (ABSENT None)
AYES: NOES:
ABSENT: ABSTAIN:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF AN ACTION TAKEN AND ENTERED ON THE MINUTES OF THE REDEVELOPMENT AGENCY ON THE DATE SHOWN.

Contact: Jim Kennedy
335-1255
ATTESTED November 5, 2002

orig: Redevelopment Agency
cc: County Administrator's Office
County Counsel
Auditor-Controller
Community Development
Via Redevelopment

JOHN SWEETEN
AGENCY SECRETARY

- Goldfarb & Lipman
- Rosenow, Spivecek Group

BY Gina Martin , DEPUTY

A subsequent step in the Redevelopment Plan adoption process is the adoption of a Preliminary Plan. The purpose of a Preliminary Plan is to:

- Establish precise boundaries for the proposed Project Area; and
- Provide a basic framework of goals and objectives for the subsequent preparation of the more detailed Redevelopment Plan.

The adoption of the Preliminary Plan for the Montalvin Manor Redevelopment Plan was the subject of a County Planning Commission hearing and recommendation on October 22, 2002. The resolution recommended for adoption accomplishes the following:

- Approves and accepts the Preliminary Plan;
- Authorizes notice to all affected taxing agencies;
- Authorizes preparation of a Preliminary and Final Report on the Redevelopment Plan, a Redevelopment Plan, and an Environmental Impact Report related thereto; and
- Designate 2002/03 as the base year assessment roll for the allocation of taxes, assuming the Board of Supervisors ultimately adopts the Redevelopment Plan

THE REDEVELOPMENT AGENCY OF CONTRA COSTA COUNTY, CALIFORNIA

Adopted this Order on November 5, 2002, by the following vote:

AYES: Supervisors Uilkema, Gerber, DeSaulnier, Glover and Gioia

NOES: None

ABSENT: None

ABSTAIN: None

Resolution No.: 2002-8

SUBJECT: Resolution accepting and approving the Preliminary Plan for the **Montalvin Manor** Redevelopment Project, and authorizing staff to proceed with the preparation of a Redevelopment Plan for the proposed Montalvin Manor Redevelopment Project pursuant to the California Community Redevelopment Law ("CRL")

The Contra Costa County Redevelopment Agency RESOLVES THAT:

The Planning Commission of the County of Contra Costa (the "Planning Commission") has caused to be prepared a Preliminary Plan (the "Preliminary Plan") for a proposed Montalvin Manor Redevelopment Project Area (the "Project Area") which provides information pursuant to Health and Safety Code Section 33324 regarding the proposed redevelopment of the Project Area; and

By resolution of October 22, 2002, the Planning Commission approved and adopted the Preliminary Plan for the Project Area; and

The Planning Commission has submitted the Preliminary Plan to the Redevelopment Agency of the County of Contra Costa (the "Agency") and the Agency has received and by this resolution hereby approves the Preliminary Plan for the Project Area; and

The Agency desires to designate 2002/2003 as the base year assessment roll it proposes to use for the allocation of taxes with respect to the Project Area; and

The Agency desires to prepare for the Board of Supervisors consideration a redevelopment plan (the "Plan") for the Project Area; and

Pursuant to California Health and Safety Code Section 33327, the Agency desires to submit the required documents to the County Administrator, Auditor, Assessor, Tax Collector, the State Board of Equalization, and to the legislative or governing bodies of all local agencies which receive a portion of the property tax generated in the Project Area.

NOW, THEREFORE, BE IT RESOLVED that, without limiting the generality of the foregoing authorization and direction, the Agency authorizes and directs the Executive Director: to prepare and deliver all necessary notices and materials to affected taxing entities in the Project Area; to prepare and bring forward for Planning Commission, Agency and Board of Supervisors consideration, as applicable, the proposed Plan, Preliminary Report on the Plan, and Final Report to Board of Supervisors; and to assist the County in connection with any required environmental documentation for the proposed Plan.

BE IT FURTHER RESOLVED that, the Agency hereby designates 2002/2003 as the base year assessment roll it proposes to use for the allocation of taxes if the Board of Supervisors adopts the proposed Plan for the Project Area.