

**HANDBOOK FOR THE
IMPLEMENTATION
OF THE
CITY OF ESCONDIDO
REDEVELOPMENT PROGRAM**

Prepared by:

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July 16, 1984

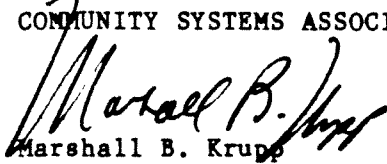
Members of the City Council/Redevelopment Agency
Members of the Planning Commission
Members of the Project Area Committee
Interested Community Representatives
CITY OF ESCONDIDO
100 Valley Boulevard
Escondido, California 92025

Enclosed please find items of general information on the California Community Redevelopment Law that will be helpful in understanding various aspects of the Escondido Redevelopment Program.

It is hoped that this documentation will be useful in the planning process, and will provide a guide for consideration of the program documentation.

Sincerely,

COMMUNITY SYSTEMS ASSOCIATES, INC.


Marshall B. Krupp
President

MBK/b

enclosures

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CALIFORNIA COMMUNITY REDEVELOPMENT LAW

The California Community Redevelopment Law provides a viable financing vehicle for undertaking major long range community development activities. The financing of community development activities can be accomplished through the use of tax increment. Tax increment financing, also known as tax allocation financing, was first permitted in California through a constitutional amendment passed in 1952. Since that time, it has become the chief tool for financing redevelopment projects in this State. Over 400 cities and counties have used tax increment financing for redevelopment projects.

Within an established project area, property tax assessments are frozen when the redevelopment plan is adopted. Throughout the project, schools, cities, and counties continue to receive taxes levied upon the frozen base. Any increase in assessed value which may result from improvements in the project area is termed an incremental assessed value. Taxes levied upon the increment are allocated to the redevelopment agency, which uses the funds to service tax allocation bonds or pay-as-you-go projects.

Tax allocation bonds are issued pursuant to Section 33670 of the California Health and Safety Code to provide funds to Redevelopment Agencies to revitalize blighted and economically depressed areas of the community and promote economic growth. In addition to tax increment and other revenues of the Redevelopment Agency, income and revenue from specified redevelopment projects and State/Federal aid can be pledged as security. Tax allocation bonds do not need voter approval.

Current maximum statutory interest rate of tax allocation bonds is 12% and the bonds must be sold at competitive sale. Tax allocation bonds may be offered for sale before the tax increment revenue is generated; however, strong assurances should exist that future revenues will be sufficient to meet debt service. There is no contingent liability to the City's general fund.

Despite the fact that Propositions 13 and 4 and recent legislation (AB 332 and AB 203) have made tax increment financing more difficult, this tool still possesses three real advantages. First, property tax revenues are considered to be a secure source of revenue, although Proposition 13 has reduced the actual quantity of revenue available. Second, tax allocation bonds can be issued and retired without voter approval. Finally, these bonds are not an obligation of the City or any other public agency except the Redevelopment Agency itself.

For purposes of clarification, the following discussion provides a relatively concise and complete explanation of the pertinent aspects of the California Community Redevelopment Law.

In 1952, Article XVI, Section 16 of the California Constitution was adopted by the constituency of the State of California. It provided for tax increment financing and created the basis for implementation of the California Community Redevelopment Law. The California Community Redevelopment Law is contained in the California Health and Safety Code beginning with Section 33000 et. seq. and provides the authority and implementation provisions of a redevelopment program.

The California Community Redevelopment Law provides that any city or county can establish a Redevelopment Agency by the action of their City Council or Board of Supervisors.

The Redevelopment Agency is the legal authority responsible for the implementation of the redevelopment program. The members of the Redevelopment Agency are appointed by the City Council or Board of Supervisors and shall appoint five to seven members to the Agency.

The City Council or Board of Supervisors may appoint themselves as the Agency if certain findings can be made. Most legislative bodies appoint themselves as the Redevelopment Agency.

The legislative body designates all or a part of the community as a survey area. In some cases the survey area is the entire community. In other cases, the survey area is only a portion of the community. The Planning Commission then selects one or more "Project Areas" and certifies the existence of blight within the boundaries of the Project Area. A survey area is an area which may or may not be blighted and which is evaluated to determine the feasibility of redevelopment. A Project Area is the designated area where redevelopment activities will be undertaken and which contains blight areas within it.

A blighted area is one where one or more conditions of blight cause a reduction or lack of proper utilization of the area to such an extent that it constitutes a serious physical, social, or economic burden on the community which cannot be reasonably expected to be reversed or alleviated by private enterprise acting alone.

Deteriorating or blighted areas have social, economic, physical, and environmental conditions which constitute a danger to the health, safety, and general welfare of the people of the community. These deficiencies include:

- a. Economic Deficiencies:
 - Depreciated property values.
 - Loss of jobs and businesses.
 - Underutilized and underdeveloped land.

- Inadequate government revenue generation and an increasing need for public services.
- Multiplicity of property owners and incompatible mixture of land uses.

b. Environmental Deterioration:

- Lack of attractive, usable open space.
- Aging, deteriorating, and poorly maintained structures.
- A clutter of utility lines, jumble of signs, and a lack of architectural unity and quality.
- Absence of a positive community image.

c. Physical Deterioration:

- Confusing and inefficient internal street patterns.
- Inadequate and obsolete utilities, drainage, sewers, and street lighting.
- Aging and deteriorating buildings intermingled with historically significant structures and well maintained buildings.
- Confusing, ineffective, and visually depressing freeway access.
- Absence of safe and convenient pedestrian circulation systems.

d. Social Deterioration:

- Center of poverty and unemployment.
- Deteriorating, unsafe, and substandard housing conditions.
- Inadequate and/or ineffective social programs and government services.
- Lack of community or neighborhood identity.
- Crime, ill health, transmission of disease, infant mortality, and juvenile delinquency.

A Project Area may include lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare of the community, but whose inclusions are found necessary for the effective redevelopment of the area of which they are a part. These areas are not to be included for the mere purpose of obtaining the allocation of tax revenues from such areas without other substantial justification for inclusion.

It should be noted that A.B. 322 was signed by the Governor on October 1, 1983, and takes effect January 1, 1984. In part, this legislation generally alters the emphasis of the existing Community Redevelopment Law by redefining the term "Project Area" to mean a predominantly urbanized area, as defined, of a community which is blighted. Although A.B. 1545 which was vetoed by the Governor attempted to more specifically define blight, A.B. 322 did not go that far. However, in creating a project area much sensitivity should be given to the provisions of A.B. 322, and the general intent of A.B. 1545 in anticipation of additional legislation during the 1984 Session.

As used in the new section of the law (Section 33320.1 of the California Health & Safety Code) "predominately urbanized" means that not less than eighty percent (80%) of the privately owned property in the project area has been or is developed for urban uses, is characterized by the conditions described in subdivision (a) or (b) of Section 33032, or is an integral part of an area developed for urban uses. For the purposes of this section, a parcel of property as shown on the official maps of the county assessor is developed if that parcel is developed in a manner which is either consistent with zoning or is otherwise permitted under law. For the purposes of this section, if property is acquired by the community less than 180 days prior to the date of adoption of the survey area resolution and is not dedicated or devoted to a public use on the date the survey area resolution is adopted, that property shall be deemed privately owned property.

The Project Area may be contiguous or noncontiguous. Noncontiguous areas of a Project Area must be either blighted or necessary for effective redevelopment. An unblighted noncontiguous area is conclusively deemed necessary for effective redevelopment if the area is being used predominantly for the relocation of owners or tenants from other noncontiguous areas in the same Project Area or from other Project Areas in the community or for low- and moderate-income housing construction.

A Redevelopment Plan includes an analysis and inventory of existing physical, social, and economic conditions as well as problems and opportunities within the Project Area. A Redevelopment Plan is formulated for the Project Area and an action program is selected to achieve the goals and objectives of a redevelopment program. The Redevelopment Plan generally contains three components as follows:

- Component I is a legal description of the Project Area in written and graphic format.

- Component II is the legal footnotes and description of the Community Redevelopment Law which sets forth the actions, duties, responsibilities, and authority which the Redevelopment Agency does and does not have.
- Component III is the description and authority for financing the activities of the Redevelopment Agency and Plan.

The Redevelopment Plan is adopted by Ordinance of the legislative body based on the recommendations of the Redevelopment Agency, the Planning Commission, and the Project Area Committee (PAC). Citizen input at the required public hearings is also considered before Plan adoption.

There is usually no direct citizen vote to affirm or deny the formation of a Redevelopment Agency. However, citizen participation is an essential ingredient in any successful redevelopment program. The Redevelopment Law does provide a sixty (60) day period after the Redevelopment Plan Ordinance is adopted during which it can be challenged through litigation or referendum. However, this is unusual if a well composed and justifiable Redevelopment Plan is formulated.

A continuing dialogue with the public is crucial to a successful Redevelopment Program. Without citizen input and support any Redevelopment Plan will falter. Citizens' ideas are important. They have a role to play in creating revitalized areas. The Redevelopment Plan for the Project Area is presented at a public hearing which gives citizens an opportunity to review and comment on the Plan. Meetings of the Redevelopment Agency and Project Area Committee (PAC) are open to the public. Public attendance and active participation are welcome. All decisions are made in full public view.

A Project Area Committee (PAC), as required by California Law, is formed after the preliminary plan for the Project Area has been approved if a substantial number of low- and moderate-income families are to be displaced. It is formed from residents, property owners, tenants, businessmen, and representatives of community organizations within the Project Area. The PAC acts as an advisory body to the Redevelopment Agency and is the representative of the people and businesses in the Project Area. The PAC consists of not less than five (5) members.

The Project Area Committee (PAC) is a way citizens can actively participate in the redevelopment process and aid in the formulation of plans for their neighborhoods.

The PAC can help ensure that:

- The needs of the residents are considered.
- The residents and property owners will share in the benefits flowing from redevelopment activities.

- The citizenry will participate in the decision-making process affecting their neighborhood.
- The citizens are aware of, and informed about, the redevelopment process and activities.

A Project Area Committee need not be formed under certain circumstances. If this occurs the Redevelopment Agency is still required to consult with, and obtain the advice of, residents and community organizations on those policy matters which deal with the planning and provision of residential facilities and other policy matters which affect the residents of the Project Area. In many instances, numerous citizen workshops are held for input and the exchange of information.

Redevelopment includes a variety of activities:

- Rehabilitation and Reconstruction.

Existing structures may be modernized and improved; deteriorating and substandard structures may be brought up to current design standards and building code requirements.

- Redesign and Replanning.

Areas which are characterized by inefficient and improper street layout due to size, shape, accessibility, or usefulness can be redesigned. Areas in which land assembly is difficult due to widely scattered ownership, tax delinquency, or other causes can be redesigned, replanned, and assembled for new development.

- Planning and Development.

Areas which are currently undeveloped or underutilized can be planned and developed. Development can be accelerated and phased to reinforce the redevelopment program, thus balancing economic costs and benefits.

- Demolition and Clearance.

Selective clearance of existing structures may be required where there are: 1) areas of substandard, obsolete, dilapidated, and/or deteriorating structures; 2) mixed, incompatible, improper, and/or transitional land uses; or 3) land needed to provide the infrastructure and major amenities required to implement the Redevelopment Plan.

- Capital Project Implementation.

Areas can be improved through the implementation of public facilities including, but not limited to, public buildings, streets, curbs, gutters, sewers, storm drains, water systems, street lighting, etc.

The Redevelopment Agency may:

- Acquire or assemble land for public or private reuse through legal means. These legal means may include:

a. Negotiated Sale.

A mutual agreement between the Redevelopment Agency and a buyer or seller to transfer land and/or improvements for a specified price.

b. Eminent Domain.

In rare instances the Redevelopment Agency may exercise its authority authority to acquire land and/or improvements if all efforts to negotiate a sale have failed. The Redevelopment Agency is required by law to pay fair market value in such an action and the property owner is entitled to a jury trial on the issue of fair market value. Alternatives to eminent domain are always sought due to its heavy economic drain upon the Agency.

It should be noted that the Escondido City Council has adopted Resolution No. 84-180 which indicates that the Escondido Redevelopment Agency will have no authority to acquire real or personal property by eminent domain or condemnation.

- Clear, grade, and prepare acquired land for reuse or for resale to private developers or government agencies in accordance with the aims of the Redevelopment Plan.
- Construct public improvements and facilities alone or in concert with other public authorities and agencies.
- Encourage public and private improvements so as to prevent, mitigate, or eliminate existing and/or anticipated blight conditions in the Project Area.
- Demolish, remove, rehabilitate, alter, modernize, and cause general improvements to existing structures in the Project Area where such are permitted or required under the Redevelopment Plan.
- Vacate or close certain street areas and dedicate other areas for public street purposes.
- Negotiate arrangements with taxing jurisdictions to alleviate any financial burden or detriment caused to the taxing entity as a result of the adoption of the Redevelopment Plan.

The Redevelopment Agency shall:

- Provide relocation assistance and benefits to qualified individuals, businesses, and non-profit organizations when they are required to move.
- Provide for owner participation in the redevelopment of property in the Project Area and extend reasonable preference to persons who are engaged in businesses in the Project Area to re-enter businesses within the Project Area.
- Provide for the use of twenty (20) percent of tax increment resulting from the Project Area to be used for the purpose of increasing and improving the community's supply of housing for persons and families of very low, low or moderate income should particular findings not be made by the Agency.
- Provide replacement housing for dwelling units of families of low and moderate income destroyed or removed within the Project Area.

With the passage of Proposition 13 in 1978, a formula for establishing property taxes was approved to be used statewide. This formula provided that property taxes would be based upon a rate of one percent (1%) of the assessed valuation of property. In addition, properties are taxed on any outstanding bond indebtedness or special rates. The assessed valuation of property is the value given to property by the County Tax Assessor. Pursuant to Proposition 13, property tax is based upon its market value; that is, the value that the property has if it was placed for sale in the marketplace. Property is reassessed by the Tax Assessor under the following circumstances:

- Up to an additional two percent value is added to the property each year;
- New improvements or rehabilitation of the property will cause reassessment; and
- The sale or transfer of title in the property will initiate reassessment.

For example, if your property has an assessed valuation of \$100,000 today, the taxes paid on that property at a 1% tax rate would be \$1,000. Next year the property could have a value of \$102,000 (2 percent increase over the previous year) and the taxes would be \$1,020.

When the Redevelopment Project Area is adopted, the current assessed values within the Project Area only are designated as the "base value". This includes the assessed value of all land and improvements within the boundaries of the established Project Area.

Any increase in assessed value over the base value within the Project Area only and the taxes resulting from this increased assessed valuation per the standard tax rate becomes a source of revenue for the Redevelopment Agency.

As the Redevelopment Plan is implemented property values within the Project Area will rise -- both land and structures will become more valuable. This increases the assessed value. When the assessed value rises the tax revenues generated by the property will increase. This increase in tax revenue is the tax increment. For example, if property was assessed at \$100,000 this year, the taxes paid by the property owner at the tax rate of 1 percent would be \$1,000 pursuant to Proposition 13. If, as a result of the two percent (2%) annual assessed valuation increase and the improvement of the property the property increased in assessed valuation to \$500,000, the taxes paid by the property owner at the same tax rate would be \$5,000. The difference between \$1,000 and \$5,000, or \$4,000, is called "tax increment" and it is these funds which become the revenue of the Redevelopment Agency.

The Redevelopment Agency can only receive annual tax increment if it can show that it has created a debt which is an obligation of the Redevelopment Agency. Debt can be created by the sale of redevelopment bonds, the receipt of loans or advances of funds, the financial obligation to pay the cost of a project, or other obligations of law. Debt which has not been paid by the Redevelopment Agency is considered outstanding indebtedness and is an obligation of the Redevelopment Agency and not any other entity.

The flow of tax increment revenues may not be sufficient in itself to finance the full realm of redevelopment activities and projects. Therefore, the Redevelopment Agency may issue tax allocation bonds. The bond funds will then be used to implement the Redevelopment Plan. In effect, the bonds are a loan of money to the Redevelopment Agency.

In addition, the Agency can receive loans from the county or other agencies including the various agencies of the State and Federal governments.

The tax allocation bonds and loans are solely the financial obligation of the Redevelopment Agency NOT the local legislative body. The bond is repaid in annual installments from the continuing tax increment revenues which are received by the Redevelopment Agency. Loans are repaid under an agreement with the agency making the loan. In other words, tax revenues generated through redevelopment activities are funneled back into the Project Area to stimulate additional development.

When redevelopment activities are successful the property values within as well as around the Redevelopment Project Area will increase. Therefore, the assessed value of the property will be increased. The higher taxes resulting from the sale of property will reflect a rise in property values, NOT an increase in tax rates. The changed image of blighted areas and improved economic base will increase the marketability of property in the area. Property not readily saleable today because of the deteriorating conditions will become marketable.

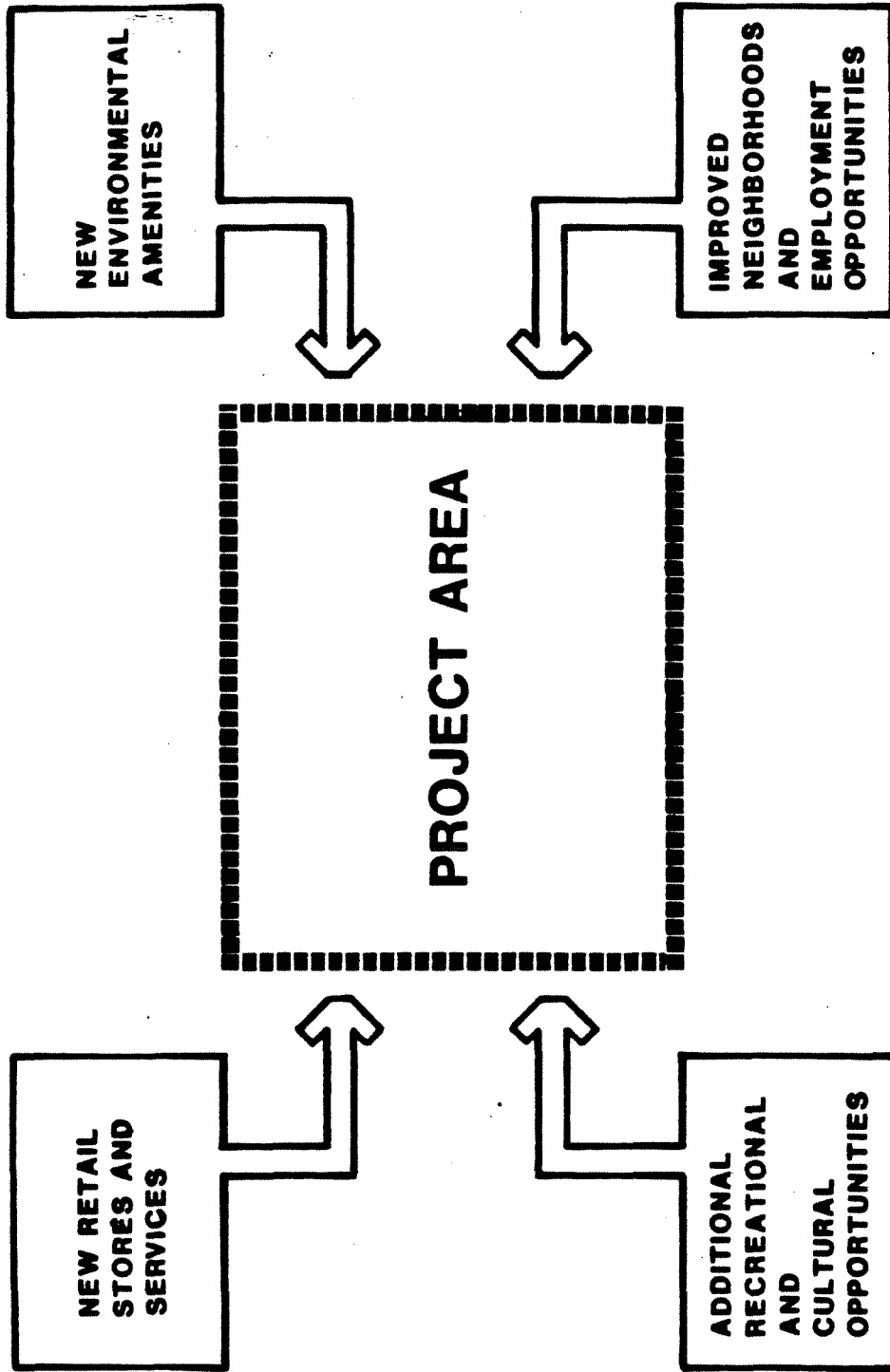
The Redevelopment Agency does not set tax rates. This has been pre-established by the passage of Proposition 13. Tax rates of taxing agencies such as the County and special districts can only be raised by a vote of the people thereby increasing the taxing agencies' proportionate share. If this occurs then all property within their boundaries, including the Project Area, will face higher taxes.

It is doubtful that a taxing agency will be required to raise tax rates due solely to the establishment of a Redevelopment Project Area. The Redevelopment Project Area usually represents only a small portion of the tax base of other agencies. Should the people of the area vote an increased tax rate it would be for a variety of reasons other than redevelopment such as inflation, increased service costs and requirements, or salary increases.

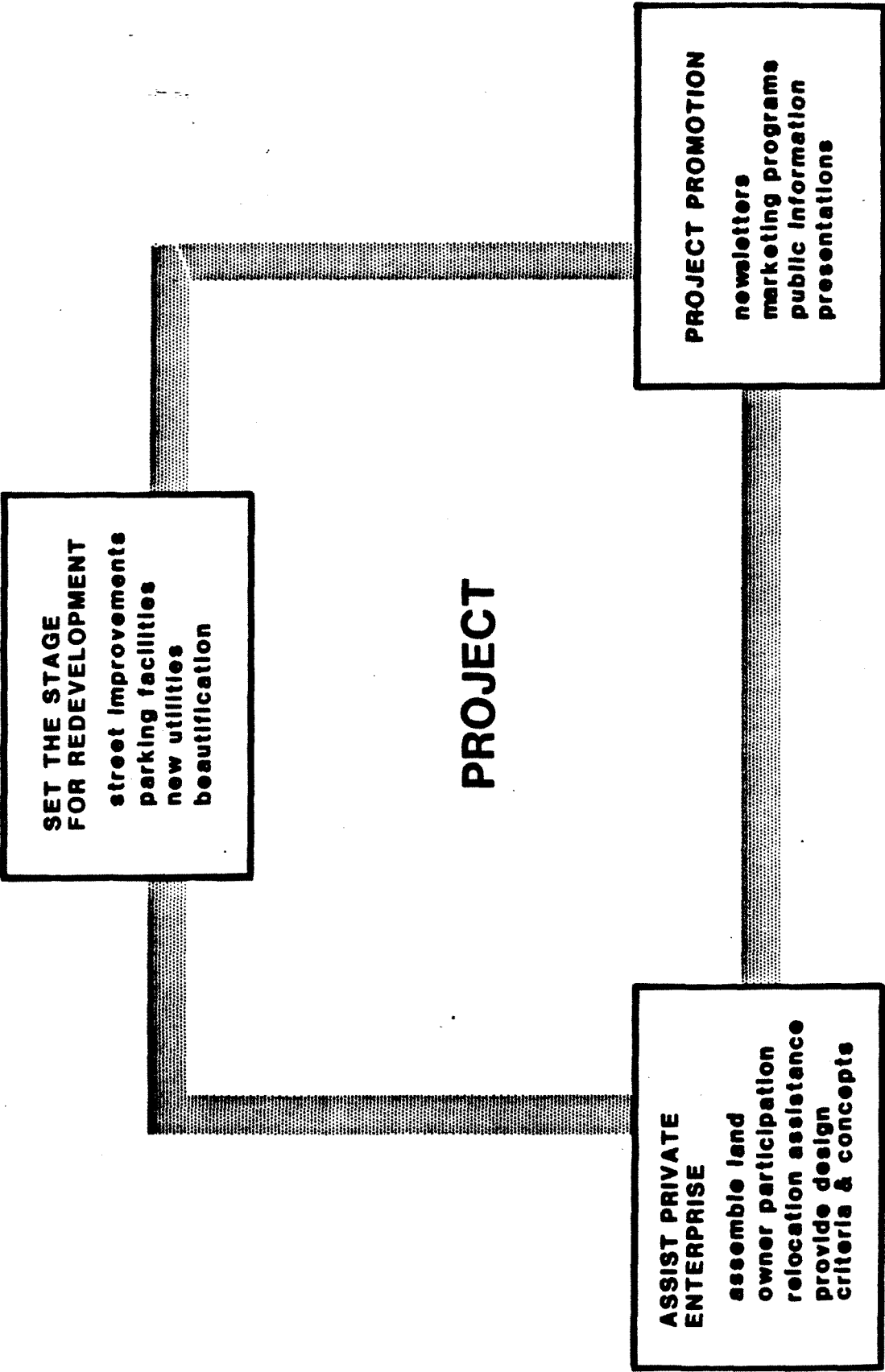
Provisions of the Community Redevelopment Law require that twenty percent (20%) of the tax increment be set aside for projects which improve the quality and/or quantity of housing for very low-, low-, and moderate-income families and persons. This revenue does not have to be set aside if: 1) no need exists in the community for such housing improvement; 2) a stated percentage less than 20% will sufficiently meet this housing need; or 3) a substantial effort to meet this need is being undertaken by the legislative body or Agency through some other source.

In formulating the Redevelopment Plan, limitations are established for aspects of the redevelopment program. These include: 1) the length of time the Redevelopment Project Area and Plan will be in existence; 2) the time in which eminent domain or condemnation will occur; 3) a time limit on the establishment of loans, advances, and indebtedness to finance the project; 4) a limitation on the number of dollars of taxes which may be divided and allocated to the Redevelopment Agency; and 5) a limitation on the amount of bonded indebtedness which can be outstanding at any one time.

Redevelopment over the past twenty years has gone through much transition. The more effective use of the redevelopment and the creativity of its use in communities is a result of the differing political climates in varying communities throughout California. When understood, redevelopment is seen as a positive and constructive tool by the community. If misunderstood or misrepresented, it can become a controversial issue where timing and politics in the community become a significant element of the entire process. However, the 80's have shown sophistication on the part of government staff, elected officials and, most of all, the citizens and businessmen of our communities. Therefore, the political controversy of redevelopment can be overcome through public hearings, citizen input, and open communication.

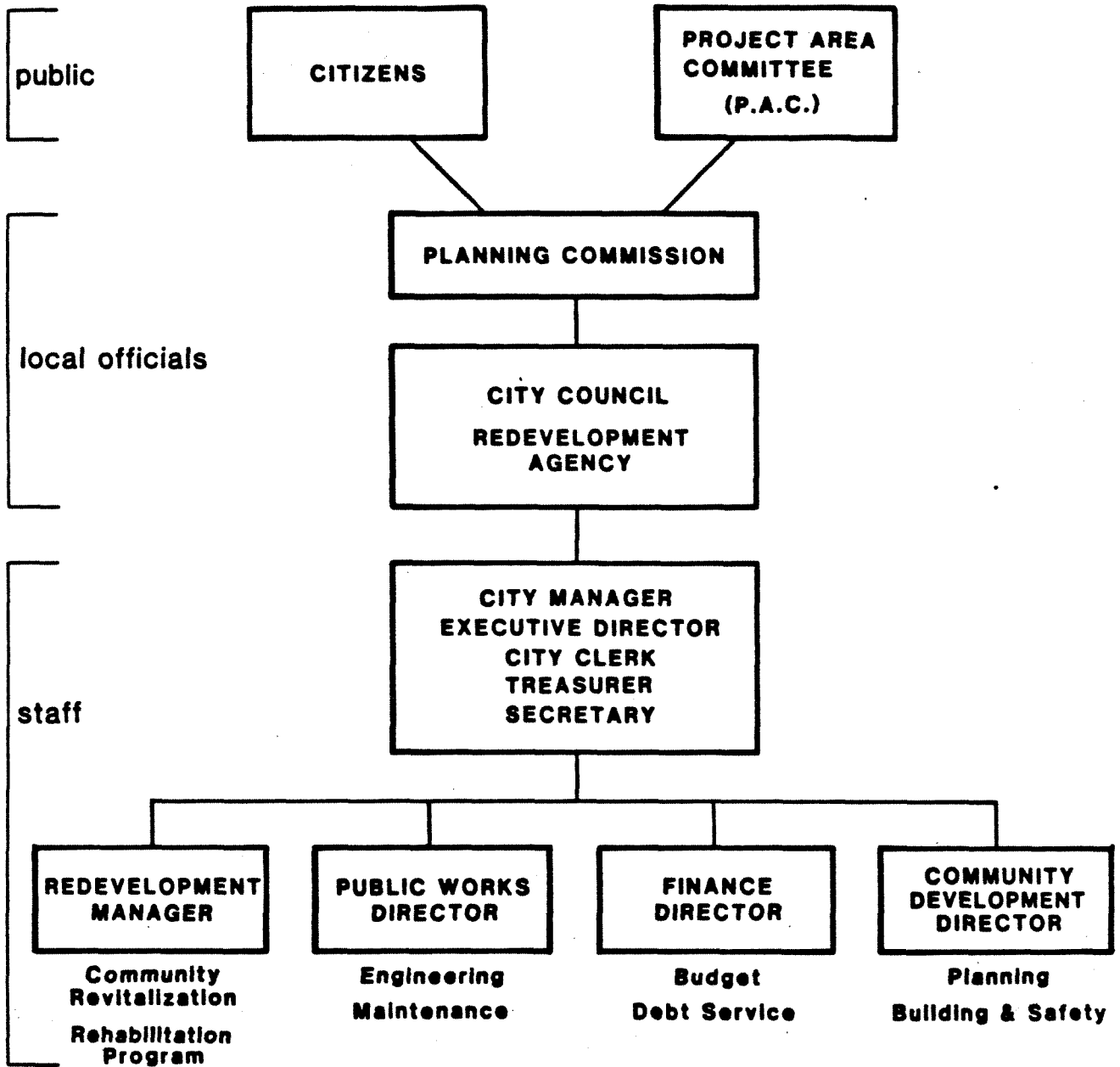


BENEFITS OF COMMUNITY REDEVELOPMENT

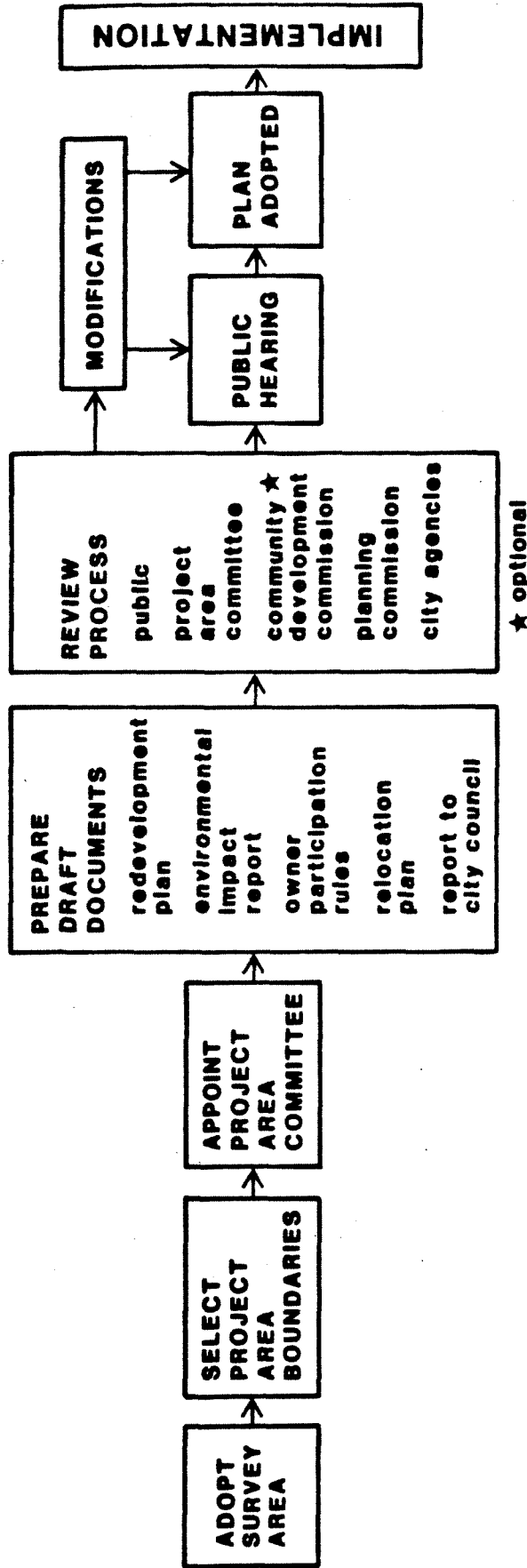


THE FUNCTIONS OF A REDEVELOPMENT AGENCY

ORGANIZATIONAL STRUCTURE



THE REDEVELOPMENT PROCESS



FACTORS CAUSING TAX INCREMENT REVENUE TO INCREASE ABOVE LEVELS GENERATED FROM BASE YEAR ASSESSED VALUATION

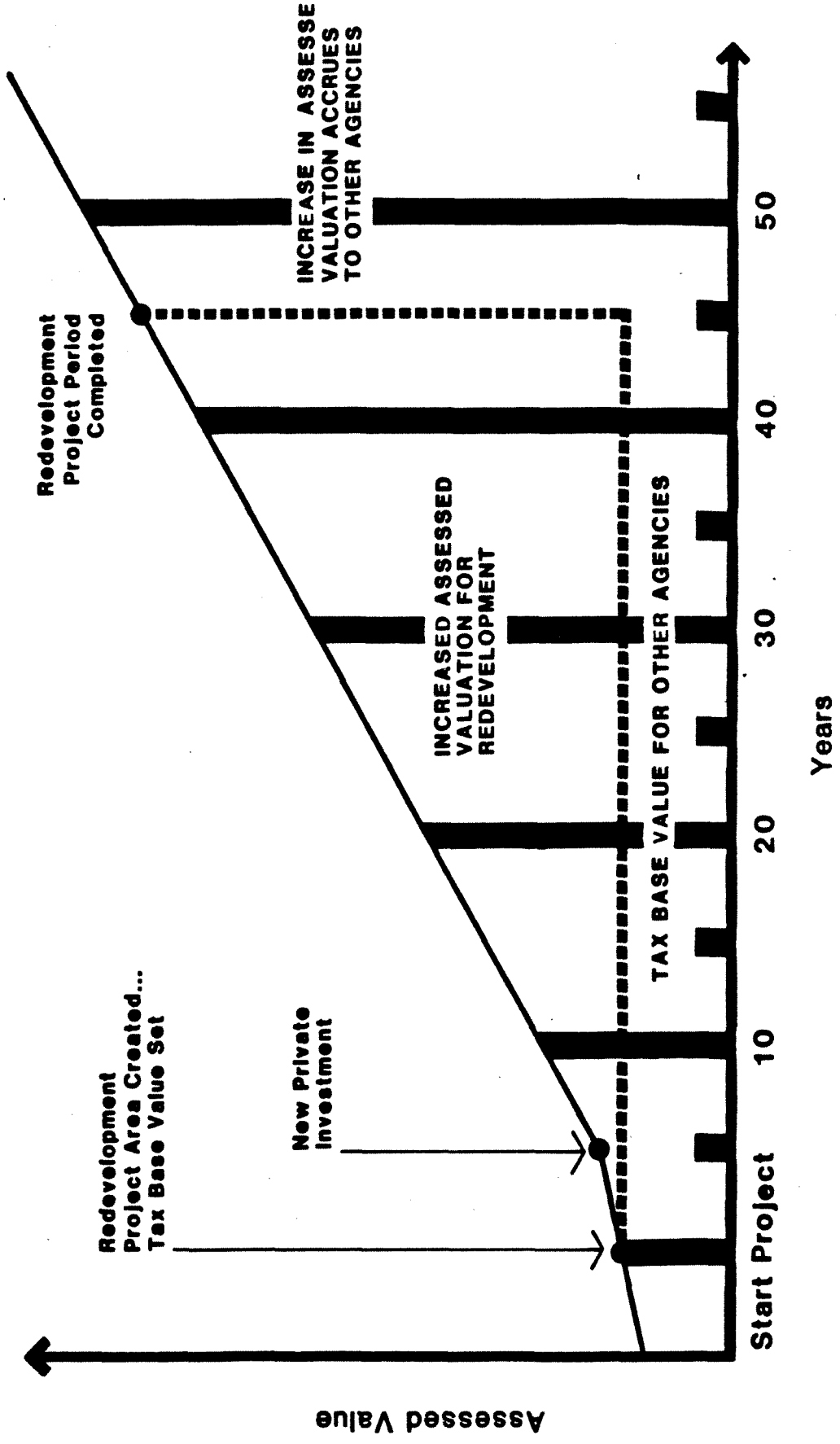
1. UP TO 2% ASSESSED VALUE INCREASE BY COUNTY
ASSESSOR'S OFFICE

2. SALE OF PROPERTY OR IMPROVEMENTS RECORDED AT
INCREASED MARKET VALUE

3. IMPROVEMENT, REHABILITATION AND DEVELOPMENT OF
PROPERTY ASSESSED AT VALUATION OF IMPROVEMENT

4. 2/3 VOTE OF THE VOTING PUBLIC TO INCREASE THE
LOCAL PROPERTY TAX RATE ABOVE THE 1% LIMIT

TAX INCREMENT FINANCING



Assessed Value

Years

RESPONSIBILITY OF THE PROJECT AREA COMMITTEE (PAC)

Pursuant to Resolution No. 84-180 of the Escondido City Council, the Project Area Committee's responsibilities include:

- 1) To recommend, in conjunction with the Planning Commission and Redevelopment Agency, a project area, specific projects to be included within the redevelopment plan, and scope of the redevelopment program.
- 2) To review, comment, and participate in the initial formulation of the preliminary and final redevelopment plan for the Escondido Redevelopment Project Area;
- 3) To consult with and advise the Escondido Redevelopment Agency on matters concerning policies which deal with the planning and provision of residential facilities associated with redevelopment project activities.
- 4) To consult with the Redevelopment Agency on other policy matters which affect the residents and businesspersons of the Project Area;
- 5) To represent community interest and advise the City Council and Redevelopment Agency as to community concerns.
- 6) To perform other responsibilities as specifically requested and/or directed to be performed by the City Council of the City of Escondido and/or the Escondido Redevelopment Agency; and
- 7) To serve at the will and pleasure of the City Council of the City of Escondido consistent with their intent and direction as set forth herein.

Attached please find Resolution No. 84-180.

RECEIVED JUL 16 1984

RESOLUTION NO. 84-180

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ESCONDIDO,
CALIFORNIA, ADOPTING A
REDEVELOPMENT PROGRAM POLICY
STATEMENT

WHEREAS, by Ordinance No. 84-46 the Escondido City Council proposes to establish a redevelopment agency within the City of Escondido; and

WHEREAS, concerns have been expressed about the project which this redevelopment agency might implement and whether or not the agency would have the power of eminent domain; and

WHEREAS, this City Council desires and deems it to be in the best public interest to declare its intention to adopt a project plan which shall be limited to the financing of the proposed Escondido Civic Center and related public facilities and infra-structure improvements and to eliminate the power of eminent domain from this project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the Escondido City Council adopts the redevelopment program policy statement attached as Exhibit "A" and declares its intent to establish a redevelopment policy plan consistent with the policies as set forth in Exhibit "A".

**ESCONDIDO REDEVELOPMENT PROGRAM
POLICY STATEMENT**

Escondido Redevelopment Program Goal

It shall be the goal of the City Council of the City of Escondido to pursue the adoption of a redevelopment plan and project area in accordance with the California Redevelopment Law, in order to facilitate and expedite the financing and construction of the Escondido Civic and Cultural Center, and to pursue projects which are intended to enhance the economic climate of the City of Escondido's downtown business district.

Escondido Redevelopment Program Objectives and Policies

In order to provide direction in the redevelopment plan and project area formation and adoption process, the following objectives and policies are approved and adopted by the Escondido City Council:

A. OBJECTIVE: Community Input and Participation

To solicit and encourage input by citizens, business persons, and property owners of the City in order to formulate a plan which accommodates the needs of the City and responds to the concerns of the community.

Policies:

1. Pursuant to Section 33385 of the California Health and Safety Code, a Project Area Committee shall be designated consisting of twenty one (21) members who represent residential owners occupants, residential tenants, business owners and tenants, members of existing organizations (including, but not limited to the Civic Center Committee, Downtown Revitalization Committee, Chamber of Commerce) and representatives of the community who indicated concern with the City's redevelopment program in 1977. Said committee shall be expanded as necessary.
2. All meetings of the City Council, Redevelopment Agency, Planning Commission and Project Area Committee shall be publicly noticed, and a mailing list shall be established so as to provide notice of such meetings to each individual on the mailing list.
3. A status report shall be prepared each month summarizing the activities completed to date and actions taken by the City Council, Redevelopment Agency, Planning Commission and Project Area Committee for public distribution to those who request it.

4. Public hearing notices for required meetings shall be issued in accordance with the Municipal Code of the City and the California Community Redevelopment Law.

B. OBJECTIVE: Project Area Designation and Projects to be Identified

To identify and designate a project area and applicable projects consistent with the limited intent of the City Council to maximize the benefit of a redevelopment program and minimize the authority of the Redevelopment Agency.

Policies:

1. The Project Area Committee and Planning Commission shall recommend the size and configuration of the Project Area, based upon a) the requirements of the California Community Redevelopment Law; and b) the impact area of the Civic Center/Cultural facility.
2. Projects to be implemented pursuant to the redevelopment plan shall be limited to:
 - a) Civic Center development including the City Hall, community theater, auditorium, fine arts facility, convention facility, regional governmental office building, parking facilities, and associated landscaping, infrastructures and common area improvements.
 - b) Public facilities and infrastructure improvements within the City's public rights-of-way and directly associated with the development and use of the Civic Center.
 - c) Housing financial assistance to increase and improve the community's supply of "low- and moderate-income housing" available at affordable housing costs as required by Section 33334.2 of the California Health and Safety Code.
 - d) Other projects as may be determined, defined and recommended by the Project Area Committee, Planning Commission, or community, provided that there is a consensus as to the projects definition, scope and financial parameters and is finally approved by the City Council/Redevelopment Agency.

C. OBJECTIVE: Limitations on Redevelopment Agency Authority

To limit the Redevelopment Agency's authority to those rights and privileges required that are absolutely necessary for the implementation of the redevelopment program.

Policies

1. The Redevelopment Agency shall have no authority to acquire real or personal property by the use of eminent domain or condemnation.
2. The redevelopment plan shall be prepared in conformance with the City's Municipal Code, General Plan and Zoning Ordinance and shall not establish requirements or procedures in excess of that which is set forth in those documents.
3. The Redevelopment Agency shall not incorporate standards, requirements, and/or conditions in the redevelopment plan which limits or precludes the use, ownership, and/or development of any privately owned or privately leased property within the recommended project area.
4. The redevelopment plan shall incorporate provisions that, should this or future City Councils and/or Redevelopment Agencies of the City desire to amend the redevelopment plan by expanding the project area, adding additional projects, increasing the scope or financial limitations, or increasing the authority of the Agency, that a public hearing process with citizen input shall be followed, including the reactivation of the Project Area Committee.

D. OBJECTIVE: Public Agency Cooperation

To ensure that every reasonable effort is made by the Project Area Committee, Planning Commission, Redevelopment Agency, City Council and staff to coordinate the redevelopment program with other public agencies of the community.

Policies

1. The staff, Project Area Committee, Redevelopment Agency and City Council shall make every reasonable effort to work closely with and cooperate with affected public agencies to ensure that their needs and concerns are considered, and that impacts are minimized.
2. The redevelopment plan's financial limitations shall be set at a level not to exceed that which is absolutely necessary for the projects contained in the redevelopment plan.
3. The use of tax increment shall not be the one source of financing for projects set forth in the redevelopment plan, and shall supplement other revenues, including but not limited to, revenues of the City to be set aside for the City Hall portion of the development, and the City's recent expenditure of funds for the Civic Center land.

PASSED, ADOPTED AND APPROVED by the City Council of the
City of Escondido, California at a regular meeting thereof this
11th day of July 1984 by the following vote to-wit:

AYES : BEST, COWAN, RADY, THURSTON
NOES : HARMON
ABSENT : NONE

APPROVED:

Ernie Cowan
ERNE COWAN, Mayor of the
City of Escondido, California

ATTEST:

Jeanne Bunch
JEANNE BUNCH, City Clerk of the
City of Escondido, California

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO : ss
CITY OF ESCONDIDO }

I, JEANNE BUNCH, City Clerk of the City of Escondido,
California, hereby certify that I have compared the foregoing copy
with the original RESOLUTION NO. 84-180 passed and adopted
by said City Council at a regular meeting thereof, at the time and
by the vote therein stated, which original resolution is now on file
in my office, and that the same is a full, true and correct copy
thereof and has not been amended or repealed.

WITNESS my hand and the seal of said City of Escondido
this 13th day of July, 1984 .

Jeanne Bunch
JEANNE BUNCH, City Clerk of the
City of Escondido, California

(S E A L)

BLIGHT DEFINED

As defined by Sections 33031 and 33032 of the California Health and Safety Code, a blighted area is characterized by one or more of the following conditions:

Structural Blight

The existence of buildings and structures used, or intended to be used, for living, commercial, industrial, or other purposes, or any combination of such uses which are unfit or unsafe to occupy for such purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime because of any one or a combination of the following factors:

1. Defective design and character of physical construction;
2. Faulty interior arrangement and exterior spacing;
3. High density of population and overcrowding;
4. Inadequate provision for ventilation, light, sanitation, open spaces, and recreational facilities; and/or
5. Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses.

Economic Blight

Properties which suffer economic dislocation, deterioration, or disuse because of one or more of the following factors:

1. An economic dislocation, deterioration or disuse resulting from faulty planning;
2. The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development;
3. The laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions;
4. The existence of inadequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment;

5. A prevalence of depreciated values, impaired investments, and social and economic maladjustment; and/or
6. The existence of lots or other areas which are subject to being submerged by water provided that any ecologically valuable existing features in such areas shall, to the maximum extent feasible, be preserved.

Such conditions, one or more, must cause the following:

1. A reduction of, or lack of, proper utilization of the area;
2. To such an extent that it constitutes a serious physical, social, or economic burden on the community;
3. Which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone.

INCLUSION OF NON-BLIGHTED PROPERTIES

Sections 33320.2 and 33321 of the Health and Safety Code provide for the inclusion of non-blighted properties in the Project Area. The rules for inclusion of non-blighted property are:

1. The conditions of blight which exist should predominate and injuriously affect the entire Project Area.
2. Non-blighted properties may be included if their inclusion is necessary for effective redevelopment; they shall not be included for purposes of tax increments without other substantial justification for their inclusion.
3. Noncontiguous areas should be either blighted or, if not blighted, necessary for effective redevelopment; an non-blighted, noncontiguous area is not deemed necessary for effective redevelopment if included for purposes of tax increments without other substantial justification for its inclusion.

DECLARATION OF STATE POLICY

The State of California has established a policy with regard to blight and the use of redevelopment. For clarification, these sections of the Health and Safety Code are hereinafter identified:

Section 33035

It is further found and declared that:

1. The existence of blighted areas characterized by any or all of such conditions constitute a serious and growing menace which is condemned as injurious and inimical to the public health, safety, and welfare of the people of the communities in which they exist and of the people of the State.
2. Such blighted areas present difficulties and handicaps which are beyond remedy and control solely by regulatory processes in the exercise of police power.
3. They contribute substantially and increasingly to the problem of, and necessitate excessive and disproportionate expenditures for, crime prevention, correction, prosecution and punishment, the treatment of juvenile delinquency, the preservation of the public health and safety, and the maintaining of adequate police, fire, and accident protection and other public services and facilities.
4. This menace is becoming increasingly direct and substantial in its significance and effect.
5. The benefits which will result from the remedying of such conditions and the redevelopment of blighted areas will accrue to all the inhabitants and property owners of the communities in which they exist.

Section 33036

It is further found and declared that:

1. Such conditions of blight tend to further obsolescence, deterioration, and disuse because of the lack of incentive to the individual landowner and his inability to improve, modernize, or rehabilitate his property while the condition of the neighboring properties remains unchanged.
2. As a consequence, the process of deterioration of a blighted area frequently cannot be halted or corrected except by redeveloping the entire area or substantial portions of it.

3. Such conditions of blight are chiefly found in areas subdivided into small parcels, held in divided and widely scattered ownerships, and frequently under defective titles. In many such instances the private assembly of the land in blighted areas for redevelopment is so difficult and costly that it is uneconomical and, as a practical matter, impossible for owners to undertake because of lack of the legal power and excessive costs.
4. The remedying of such conditions may require the public acquisition at fair market prices of adequate areas, the clearance of the areas through demolition of existing obsolete, inadequate, unsafe, and unsanitary buildings, and the redevelopment of the areas suffering from such conditions under proper supervision, with appropriate planning, and continuing land use and construction policies.

Section 33037

For these reasons it is declared to be the policy of the State:

1. To protect and promote the sound development and redevelopment of blighted areas and the general welfare of the inhabitants of the communities in which they exist by remedying such injurious conditions through the employment of all appropriate means.
2. That whenever the redevelopment of blighted areas cannot be accomplished by private enterprise acting alone, without public participation and assistance in the acquisition of land, in planning and in the financing of land assembly, in the work of clearance, and in the making of improvements necessary therefore, it is in the public interest to employ the power of eminent domain, to advance or expend public funds for these purposes, and to provide a means by which blighted areas may be redeveloped or rehabilitated.
3. That the redevelopment of blighted areas and the provisions for appropriate continuing land use and construction policies in them constitute public uses and purposes for which public money may be advanced or expended and private property acquired, and are governmental functions of State concern in the interest of health, safety, and welfare of the people of the State and of the communities in which the areas exist.
4. That the necessity in the public interest for the provisions of this part is declared to be a matter of legislative determination.

Section 33038

It is found and declared that blighted areas may include housing areas constructed as temporary government-owned wartime housing projects and that such areas may be characterized by one or more of the conditions enumerated in Sections 33031 to 33034, inclusive.

Section 33039

The Legislature of the State of California recognizes that the following factors are among the principal causes of slum and blighted residential areas:

1. Inadequate enforcement of health, building, and safety laws.
2. The fact that the limited financial resources of many human beings who inhabit them make only this type of housing available to such persons.
3. Racial discrimination against persons of certain groups in seeking housing.
4. The neglect of absentee landlords.

It is, therefore, declared to be the public policy of this State that, in order to cope with the problems of the rehabilitation of slum or blighted areas, these factors shall be taken into consideration in any rehabilitation or redevelopment program.

It is further declared to be the public policy of this State that such rehabilitation or redevelopment programs shall not be undertaken and operated in such a manner as to exchange new slums for old slums or as to congest individuals from one slum to another slum.

Section 33070

The Legislature finds and declares that decent housing and genuine employment opportunities for all the people of this State are vital to the State's future peace and prosperity for all of the following reasons:

1. Hazardous, congested, and unsanitary housing debilitates occupants' health to the point of impairing motivation and achievement.
2. Lack of employment opportunities creates despair and frustration which may precipitate violence.
3. Unfit housing and lack of employment opportunities depend on each other to perpetuate a system of dependency and hopelessness which drains the State of its valuable financial and human resources.

Section 33071

The Legislature further finds and declares that a fundamental purpose of redevelopment is to expand the supply of low- and moderate-income housing, to expand employment opportunities for jobless, underemployed, and low-income persons, and to provide an environment for the social, economic, and psychological growth and well-being of all citizens.

Section 33250

The Legislature hereby finds and declares that in areas of this State there exist residential, nonresidential, commercial, industrial, or vacant areas, and combinations thereof, which are slum or blighted or which are becoming slum or blighted areas because of substandard, unsanitary, deteriorated, or deteriorating conditions including obsolete and dilapidated buildings and structures, defective construction, outmoded design, lack of proper sanitary facilities, inadequate fire or safety protection, excessive population density, illegal uses and conversions, inadequate maintenance, obsolete systems of utilities, poorly or improperly designed street patterns and intersections, inadequate access to areas, or unsuitable topography, sub-soil, or other physical conditions, all of which hamper or impede proper and economic development of such areas and which impair or arrest the sound growth of the area, community or municipality, and the State as a whole.

The Legislature further finds and declares that there is a serious need throughout the State for adequate educational, recreational, cultural, and other community facilities, the lack of which threatens and adversely affects the health, safety, morals, and welfare of the people of this State.

It further finds and declares that a seriously inadequate supply of safe and sanitary dwelling accommodations for persons and families of low income continues to exist throughout the State. This condition is contrary to the public interest and threatens the health, safety, welfare, comfort, and security of the people of this State. The ordinary operations of private enterprise cannot provide an adequate supply of safe and sanitary dwelling accommodations at prices or rentals which persons and families of low income can afford.

Section 33351

It is hereby declared to be the policy of this State to promote the sound growth and development of urban areas and new communities through the correction of substandard, unsanitary, blighted, deteriorating conditions, by the clearance, replanning, reconstruction, redevelopment, rehabilitation, restoration, conservation, or proper planning of such areas and of areas reasonably accessible thereto and by the undertaking of public and private improvement programs relating thereto.

REDEVELOPMENT DOCUMENTATION

Ordinances of the City Council

- 1) First ordinance creates the Redevelopment Agency and establishes the City Council as the Redevelopment Agency members.
- 2) Second ordinance adopts the final Redevelopment Plan, Project Area and legal description, and makes findings that substantiate the redevelopment program and blight.

Resolutions of the City Council, Redevelopment Agency and Planning Commission

- 1) Various resolutions are adopted by the City Council, Redevelopment Agency and Planning Commission which are intended to document the actions and approvals of each body, and to provide findings, conclusions, and recommendations.

Preliminary Redevelopment Plan

A general planning document which sets forth 1) the goals and objectives of the redevelopment program; 2) description of the boundaries of the Project Area; 3) a general statement of the land uses and development requirement; 4) show how the purpose of the law would be attained; 5) show conformance with the General Plan of the City; and 6) identifies impact on Project Area residents and surrounding neighborhoods.

Redevelopment Plan

The Redevelopment Plan consists of 1) a legal description of the Project Area in written and graphic format; 2) the legal footnotes and description of the Community Redevelopment Law which sets forth the actions, duties, responsibilities, and authority which the Redevelopment Agency does and does not have; and 3) the description and authority for financing the activities of the Redevelopment Agency and Plan.

Environmental Impact Report

The Environment Impact Report is a statement of the environmental impact of the plan and projects contained therein as can be determined at this planning stage, along with mitigation measures to reduce, alleviate, or mitigate the initial impact.

Section 33352 Report

A report of the Redevelopment Agency to the City Council containing 1) the reasons for the selection of the Project Area; 2) a description of the physical, social, and economic conditions existing in the area; 3) the proposed method of financing the redevelopment of the Project Area in sufficient detail so that the legislative body may determine the economic feasibility of the plan; 4) a method or plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the Project Area; 5) an analysis of the preliminary plan; 6) the report and recommendations of the Planning Commission; 7) the summary referred to in Section 33387; 8) the report required by Section 65402 of the Government Code; 9) the report required by Section 21151 of the Public Resources Code; 10) the report of the County fiscal officer; 11) the report of the fiscal review committee, if any; 12) a neighborhood impact report; and 13) an analysis by the Agency of the report submitted by the County, including a summary of the consultation of the Agency, or attempts to consult by the Agency, with each of the taxing agencies.

CONTENTS OF THE PRELIMINARY REDEVELOPMENT PLAN

Sections 33320.1 thru 33328.7 of the Health and Safety Code set forth the procedures and requirements for the selection of a Project Area and the formulation of the Preliminary Redevelopment Plan(s). Section 33324 goes on to describe the contents of the Preliminary Redevelopment Plan, as follows:

"A preliminary plan need not be detailed and is sufficient if it:

1. Describes the boundaries of the Project Area.
2. Contains a general statement of the land uses, layout of principal streets, population densities and building intensities, and standards proposed as the basis for the redevelopment of the Project Area.
3. Shows how the purposes of this part would be attained by such redevelopment.
4. Shows that the proposed redevelopment conforms to the master or general community plan.
5. Describes, generally, the impact of the project upon residents thereof and upon the surrounding neighborhood."

ASSEMBLY BILL 203

1. REDEVELOPMENT PLAN ADOPTION AND AMENDMENT PROCESS

- a) Assessed valuation report required in sixty (60) days instead of ninety (90) days.
- b) Agency reports (i.e. EIR, Preliminary Agency Report, consultation with FIC) within fifteen (15) days of creation of Committee.
- c) FIC report within thirty (30) days.
- d) FIC determination to be supported by fundings.
- e) Agency required to document financial burden before payments.

2. FINANCIAL BURDEN DEFINED

- a) An increase in quality or quantity of services covered by Plan.
- b) Loss of revenues produced by change of ownership or new construction if Plan did not exist.
- c) Normal allocation of tax increment does not constitute financial burden.

3. BLIGHT DEFINED

- a) Emphasize serious physical, social or economic burden which cannot be alleviated by private enterprise acting alone.
- b) Eliminate economic dislocation, deterioration or disuse resulting from faulty planning or areas submerged by water.

4. RECEIPT OF 2% INCREASE

- a) Every entity may elect.
- b) Every school and community college district shall elect.

5. VACANT LAND EXCLUDED

- a) An amendment to Plan must meet criteria for a Project Area.
- b) Eighty percent (80%) urbanized.

6. USE OF REDEVELOPMENT FUNDS

- a) Normal maintenance or operation of community facilities or public improvements excluded.

7. EFFECTIVE DATE

- a) January 1, 1985.

REDEVELOPMENT DEFINITIONS

- Absentee Owner:** Property owner who owns property or a business at one location but lives at another location
- Affected Taxing Agencies:** Taxing agencies that receive property tax revenue from within the Project Area.
- Amenities:** Generally refers to environmental beautification efforts which can include greenbelts, parks, recreational facilities, lakes, fountains, and bike-trails.
- Assessed Value (A.V.):** The amount used by the County Tax Assessor to value real property for tax purposes. Assessed value is generally the market value of property. Assessed value multiplied by the tax rate determines property tax.
- Base Value:** The total assessed value of property within the Project Area in the year in which the redevelopment project is approved.
- Blight Areas:** Areas and/or structures of a community which constitute either physical, social, or economic liabilities requiring redevelopment in the interest of the health, safety, and general welfare of the people of the community and the State.
- California Community Redevelopment Law:** Redevelopment Law of the State contained in the California Health and Safety Code, Division 24, Parts 1, 1.5, and 1.7 (Sections 33000 et. seq.).
- Condemnation:** Refer to "eminent domain".
- Deteriorating Area:** Refer to "blight areas".
- Demolition:** Clearance or removal of a structure in order to carry out the Redevelopment Plan.
- Eminent Domain:** Authority of the Redevelopment Agency to acquire property for a public purpose.
- Fiscal Impact:** Severe financial detriment or burden resulting from the redistribution of property taxes (i.e. tax increment) to the Redevelopment Agency.

- Fiscal Impact Committee:** A committee of the affected taxing agencies to review the financial implications of the Redevelopment Plan, making recommendations to alleviate or mitigate fiscal impacts.
- Housing Set-Aside:** The requirement that twenty percent (20%) of the tax increment be set aside to improve the quantity and/or quality of housing for very low- low- and moderate-income families, unless certain findings can be made.
- Infrastructure:** Public improvements which support development, including street lighting, sewers, flood control facilities, water lines, gas lines, telephone lines, etc.
- Market Value:** What an owner could reasonable expect to receive if he were to sell the property on the open market.
- Negotiated Sale:** When the price to be paid for land and improvements is mutually agreed upon by the buyer and seller.
- Pass-Through Agreements:** An agreement between the Redevelopment Agency and an affected taxing agency setting forth terms and conditions in order to mitigate a fiscal impact.
- Project Area:** The area within the City which is designated in the Redevelopment Plan.
- Project Area Committee: (P.A.C.)** Citizens' committee composed of Project Area residents, businessmen, and representatives of organizations to consult with and advise the Redevelopment Agency.
- Property Tax:** The amount which a property owner pays to a taxing agency. The tax is calculated by multiplying the assessed value of the property by the tax rate.
- Redevelopment:** Planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation of all or part of the Project Area.
- Redevelopment Agency:** Public body created to designate redevelopment areas, supervise, and coordinate planning for a Project Area and implement a redevelopment program.
- Redevelopment Plan:** Plan for recycling and redevelopment of land within the Project Area in order to eliminate blight and remedy the conditions which caused it and revitalize the Project Area.

Rehabilitation: To improve, alter, modernize, or modify an existing structure to make it safe, sanitary, and decent and/or bring it up to City Building Code Standards.

Relocation: Effort to assist and facilitate rehousing of families and single persons, businesses, or organizations who are displaced due to redevelopment activities.

Relocation Assistance: Relocation help and payments to assist families, individuals, and non-profit organizations which are displaced as a result of redevelopment activities. This includes aid in finding a new location, payments to help cover moving costs, and additional payments for certain other costs. Monetary benefit limits are set by the California Relocation Assistance Act.

Tax Allocation Bond: A bond or financial obligation issued by the Redevelopment Agency in order to generate revenues to implement the Redevelopment Plan. The bond is repaid with tax increments flowing to the Redevelopment Agency.

Tax Increment: The increase in tax revenue over a base year value.

Tax Increment Financing: Method of financing redevelopment through redirecting incremental tax revenues from other taxing agencies to the Redevelopment Agency for a specified time period.

Tax Rate: The rate on which taxes are based and assessed after the passage of Proposition 13. The base tax rate was set at \$4.00 per \$100 assessed valuation or one percent (1%) of market value.

Taxing Agency: Any city, county, School District, or special district which assesses taxes to raise revenues.

ENVIRONMENTAL REVIEW AND DOCUMENTATION

Pursuant to the California Community Redevelopment Law, an agency must prepare or cause to be prepared an environmental impact report (EIR) which evaluates the environmental effects resulting from the adoption of a redevelopment plan and project. Moreover, the California Environmental Quality Act (CEQA) requires that a program EIR be prepared in connection with the adoption of a redevelopment plan. Under CEQA, a redevelopment plan and subsequent projects are treated as one project having a series of actions related either:

- a) Geographically;
- b) As a logical part in the chain of contemplated actions;
- c) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or
- d) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

A single-project EIR is directed to environmental factors specifically related to an individual project activity. In contrast, a program EIR provides an overview decision which comprehensively considers possible significant impacts of the entire redevelopment plan. This type of environmental evaluation provides the following advantages:

- a) Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action;
- b) Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis;
- c) Avoid duplicative reconsideration of basic policy considerations;
- d) Allow the Lead Agency to consider broad policy alternatives and programwide mitigation measures at an early time when the Agency has greater flexibility to deal with basic problems or cumulative impacts; and
- e) Allow reduction in paperwork.

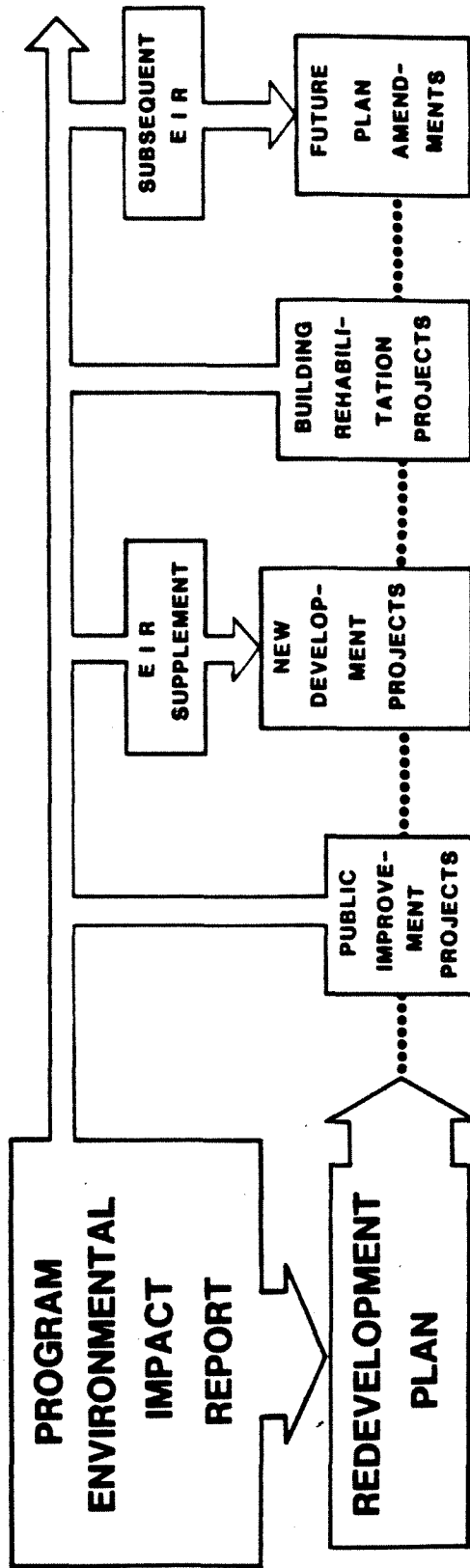
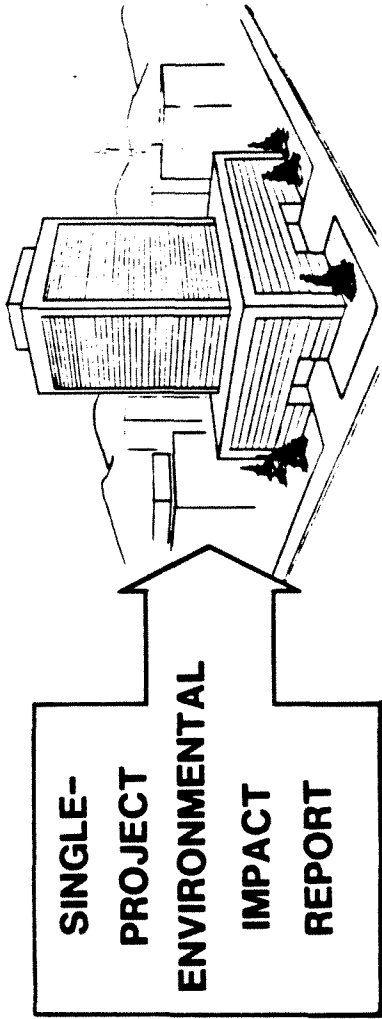
The specific detail of discussion in a program EIR typically is not as detailed as in a single-project EIR. This is due to future anticipated projects which may not be defined in engineering detail but can still be evaluated for probable environmental effects resulting from their implementation.

The environmental review process is designed to inform governmental decision makers and the public about the potential, significant effects of the proposed activity, namely the redevelopment plan and its implementation. Through the review process an EIR also serves to identify ways to avoid or significantly reduce environmental damage through alternatives and mitigation measures found to be feasible. Finally, the EIR process serves to disclose to the public reasons why a governmental agency approved the project in the manner the agency chose, when significant effects are involved.

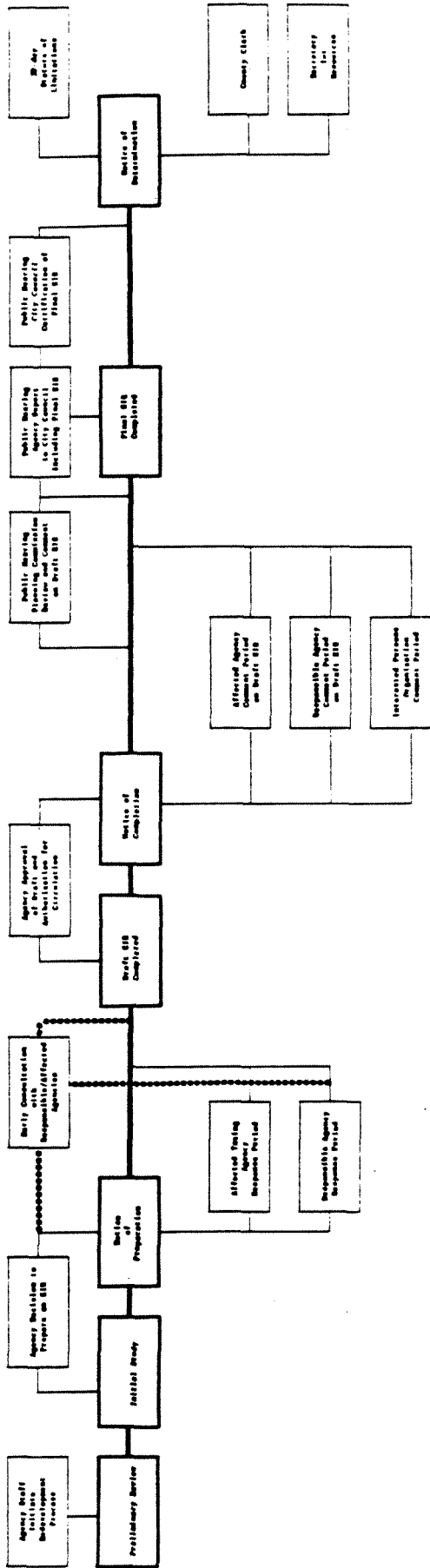
ENVIRONMENTAL REVIEW PROCESS: USE OF SINGLE PROJECT EIR

VS.

PROGRAM EIR



REDEVELOPMENT ENVIRONMENTAL REVIEW PROCESS



REDEVELOPMENT LEGAL REQUIREMENTS

<u>July 1984</u>	<u>August 1984</u>	<u>December 1984</u>
<p><u>Creation of Redevelopment Agency</u></p> <ol style="list-style-type: none"> 1) Ordinance "A" 2) Various resolutions <ol style="list-style-type: none"> a) By-laws b) EIR Guidelines c) Cooperative Agreements d) Fund Advance Agreements e) Establishment of P.A.C. f) Designation of Survey Area g) Authorisation to Plan 	<p><u>Adoption of Project Area</u></p> <ol style="list-style-type: none"> 1) Ordinance "g" 2) Establishment of Boundaries of Affected Area <ol style="list-style-type: none"> a) Legal description b) Map 3) Blight substantiation 	<p><u>Final Adoption of Redevelopment Plan</u></p> <ol style="list-style-type: none"> 1) Ordinance "g" 2) Redevelopment Goals and Objectives 3) Implementation Authority of Agency 4) Financial Plan 5) Conformity and Consistency of City/Agency Land Use Requirements 6) Term Limitations 7) Amendment Procedures
<p><u>Legal Requirements:</u> 1st and 2nd reading effective thirty (30) days after 2nd reading, subject to referendum within thirty (30) day period.</p>	<p><u>Legal Requirements:</u> 1st and 2nd reading effective thirty (30) days after 2nd reading, subject to referendum within thirty (30) day period.</p>	<p><u>Final Approval of Project Improvements</u></p> <ol style="list-style-type: none"> 1) Ordinance "g" 2) Specific Project Improvement Identification 3) Financial and Bonding Limitations

ESCONDIDO REDEVELOPMENT AGENCY

TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN*

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
I ACTIVATION, ORGANIZATION OF AGENCY				
1. CITY COUNCIL gives first reading of and introduces ordinance declaring the need for a Redevelopment Agency in the City and declaring that Council will act as the Agency. [H&SC §§33101 and 33200]	Month 1, Day 1	6/27/84	N/A	A-1
Action or document required: Ordinance No. _____.				
2. COUNCIL gives second reading and adopts Ordinance declaring the need for an Agency in the City and declaring that Council will act as Agency. [H&SC §33200]	Month 1, Day 15	7/11/84	N/A	A-1
Action or document required: Ordinance No. _____.				

*NOTE: For the purposes of this illustrative schedule, the following assumptions have been made: 1) all months have 30 days; 2) the City Council and the Redevelopment Agency hold their regular meetings on the first and third Mondays of every month; and 3) the Planning Commission holds its regular meetings on the first and third Wednesdays of every month.

City Council Mtgs. WED Redevelopment Agency Mtgs. WED Planning Commission Mtgs. 2nd/4th TUES
 (S) - Special Meetings
 Additional City Council, Planning Commission and Project Area Committee meetings will be scheduled as appropriate and necessary.



TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
3. AGENCY files a certified copy of the Ordinance de- claring the need for an Agency in City with the Sec- retary of State. [H&SC §33102] Action or document required: Transmittal Letter; Certified Copy of Ordinance No. _____; Document from Secretary of State.	Month 1, Day 17	<u>7/13/84</u>	N/A	N/A
4. AGENCY:				
a. Organizes and names Chairman and Vice Chairman.	Month 2, Day 17	<u>8/15/84</u>	N/A	A-2
b. Adopts bylaws.	Month 2, Day 17	<u>8/15/84</u>	N/A	A-4
c. Appoints officers, including Executive Director, Secretary, and other personnel.	Month 2, Day 17	<u>8/15/84</u>	/A	A-4
d. Adopts personnel rules, including conflict of interest provisions.	Month 2, Day 17	<u>8/15/84</u>	N/A	N/A
e. Requests the use of City staff services for Agency purposes, if applicable.	Month 2, Day 17	<u>8/15/84</u>	/A	A-3
f. Authorizes execution of contract with City to repay City for staff services provided Agency and to establish that Agency operations are covered by City Insurance.	Month 2, Day 17	<u>8/15/84</u>	N/A	A-6.1; A-6.2

TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
g. Authorizes execution of contracts with City, as applicable.	_____	<u>8/15/84</u>	N/A	_____
h. Designates newspaper of general circulation for official notices.	Month 2, Day 17	<u>8/15/84</u>	N/A	A-3
i. Informs all persons engaged in planning for re-development project of interest disclosure requirements and provides for such disclosure.	Month 2, Day 17	<u>8/15/84</u>	N/A	N/A
j. Adopts Conflict of Interest Code. [Government Code §87300 et. seq.]	Month 2, Day 17	<u>8/15/84</u>	N/A	A-9
k. Authorizes filings with Secretary of State and County Clerk for Roster of Public Agencies. [Government Code §53050 et. seq.]	Month 2 Day 17	<u>8/15/84</u>	N/A.	N/A
l. Authorizes hiring of consultants, as necessary	_____	<u>8/15/84</u>	N/A	A-8

TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
<p>II ADOPTION OF A REDEVELOPMENT PLAN</p> <p>1. CITY COUNCIL designates survey area. [H&SC §33320] Action or document required: City Council Resolution No. _____.</p>	Month 1, Day 1	<u>7/18/84</u>	N/A	B-1
2. AGENCY staff and consultants review General Plan for compliance with State Law.	Month 1, Day 2	<u>8/14/84</u>	N/A	N/A
3. AGENCY staff and consultants identify property ownership and business interests, if any, of Agency, Council, and Planning Commission members and other City officials in the proposed Project Area.	Month 1, Day 2	<u>8/19/84</u>	N/A	N/A
4. AGENCY staff and consultant commence preparation of Preliminary Plan, Redevelopment Plan, and Section 33352 Report which includes reasons for selection of the Project Area, description of Project Area, conditions, financing method, relocation plan, neighborhood impact report, report of the County Fiscal Officer, analysis of same by the Agency, etc.	Month 1,	<u>7/25/84</u>	N/A	N/A

Action or document required:
 Preliminary Plan; Redevelopment Plan; Section 33352 Report.

TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
5. PLANNING COMMISSION selects Project Area boundaries and approves Preliminary Plan and forwards Preliminary Plan to Agency. [H&SC §§33322 and 33325] Action or document required: Planning Commission Resolution No. _____.	Month 1, Day 17	<u>8/15/84</u>	<u>8/05/84</u>	B-2
6. AGENCY accepts Preliminary Plan, directs preparation of Redevelopment Plan, designates base year for tax allocations and authorizes transmittal of information to taxing agencies and officials. Action or document required: Agency Resolution No. _____.	Month 2 Day 6	<u>8/15/84</u>	<u>8/05/84</u>	B-3
7. AGENCY adopts local procedures for processing and preparing Environmental Impact Reports. [EIR Guidelines §15050] Action or document required: Agency Resolution No. _____.	Month 2 Day 6	<u>8/15/84</u>	N/A	A-5
8. AGENCY staff and consultants commence preparation of a Draft Environmental Impact Action or document required: Draft EIR	Month 2 Day 6	<u>7/11/84</u>	N/A	N/A

TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
<p>9 AGENCY staff mails, certified mail, return receipt requested, Notice of Preparation of Draft EIR to all "Responsible Agencies". [EIR Guidelines §§15035.7 and 15066(c)]</p> <p>Action or document required: Notice of Preparation; Affidavit of Mailing</p>	Month 2 Day 6	<u>8/17/84</u>	N/A	N/A
<p>10. AGENCY staff may consult directly with any person or organization it believes will be concerned with the environmental effects of the project prior to final preparation of the Draft EIR. Many public agencies have found that early consultation solves many potential problems that would arise in more serious forms later in the review process. [EIR Guidelines §§15085(b)(2)]</p> <p>Action or document required: Letters inviting consultation and/or meetings as appropriate and optioned.</p>	After Month 2, Day 6	<u>8/17/84</u>	N/A	N/A



TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
<p>11. AGENCY staff transmits: a) legal description and map of boundaries of Project Area and property within 300 feet of such boundaries; b) statement that Redevelopment Plan is being prepared; and c) indication of the last equalized assessment roll proposed to be used for tax allocations, to the County Auditor, Assessor, and Tax Collector, to the State Board of Equalization and to the governing bodies of all taxing agencies in the Project Area. [H&SC §§33327 and 33328]</p> <p>Action or document required: Letter and Documents; Filing Fee (to State Board of Equalization).</p>	Month 2, Day 10	<u>8/17/84</u>	N/A	N/A
<p>12. AGENCY staff consults with each taxing agency that levies taxes on property in the Project Area.</p> <p><u>NOTES:</u> This must occur prior to publication of notice of public hearing on adoption of the Redevelopment Plan. A summary of this consultation must be included as part of the Agency's Section 33352 Report. [H&SC §33328]</p> <p>COUNTY FISCAL OFFICER begins preparation of report identifying total assessed valuation of all taxable property within Project Area, each taxing agency levying taxes, estimated</p>	After Month 2, Day 10	<u>8/17/84</u>	N/A	N/A



TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
<p>taxes available to the Agency, etc. [H&SC §33328]. COUNTY or affected taxing entity may call for creation of a Fiscal Review Committee within 15 days after receipt of documents from the Agency pursuant to Section 33327. [H&SC §33353] If the Fiscal Review Committee is created, the Agency must send the proposed Redevelopment Plan to the County representative, if designated, or to the chief administrative officer. The Fiscal Review Committee holds a hearing not less than 30 nor more than 54 days from the date the Agency transmits the Redevelopment Plan. [H&SC §33353.4]</p>		<p><u>09/04/84</u></p>	<p>N/A</p>	<p>N/A</p>
<p>After the hearing, the Fiscal Review Committee reports to the Agency on the fiscal impact of the Redevelopment Plan on each of the members thereof, and the Committee may suggest changes to alleviate or eliminate detrimental fiscal effects. [H&SC §33353.5] A copy of the Committee's report must be forwarded to the Director of Housing and Community Development. [H&SC §33353.6]</p>		<p><u>09/16/84 - 10/10/84</u></p>	<p>N/A</p>	<p>N/A</p>

TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
13. COUNCIL determines need to form Project Area Committee [H&SC §33385] Action or document required: Council Resolution No. _____.	Month 2, Day 20	7/18/84	7/08/84	B-4
NOTES: A Project Area Committee must be approved within 60 days after the Project Area is selected if the project will displace a substantial number of low- and moderate-income families. A Project Area Committee is optional in other instances, unless required by a federally-assisted project. If no Project Area Committee is created, the Agency shall consult with, and obtain the				
14. AGENCY staff completes Draft EIR and Agency approves Draft EIR for circulation. [EIR Guidelines §15085(d)] Action or document required: Agency Resolution No. _____.	Month 5 Day 7	9/19/84	9/09/84	B-5

TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
15. AGENCY refers proposed Redevelopment Plan to Planning Commission and, if applicable to, the Project Area Committee. [H&SC §§33345 and 33347.5] Action or document required: Agency Resolution No. _____.	Month 5, Day 7	<u>9/19/84</u>	<u>9/09/84</u>	B-5
16. If applicable, AGENCY staff sends copy of proposed Redevelopment Plan to designated County representative for review by Fiscal Review Committee. [H&SC §33353.4] Action or document required: Transmittal Letter	Month 5, Day 7	<u>9/20/84</u>	N/A	N/A
17. AGENCY staff files Notice of Completion with Secretary for Resources Agency and circulates Draft EIR to concerned agencies and individuals for minimum 30-day review period. (If State Clearing house is used, the review period is 45 days and Form CA 189 replaces the Notice of Completion.) AGENCY staff publishes notice inviting public comments on Draft EIR. [EIR Guidelines §15085(c)] Action or document required: Notice of Completion (or Form CA 189); Public Notice	Month 5, Day 8	<u>9/20/84</u>	N/A	N/A

TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
<p>18. AGENCY staff receives report from the County Fiscal Officer prior to public hearing, analyzes it, and incorporates it into the Agency's Section 33352 Report</p> <p>NOTES: The County Fiscal Officer's report must be part of the record of the public hearing on the Redevelopment Plan, and the Agency may not conduct it public hearing prior to 90 days after the date of filing of information with the State Board of Equalization pursuant to Section 33327. [H&SC §33328]</p>	Month 5, Day 10	<u>11/15/84</u>	<u>N/A</u>	<u>N/A</u>
<p>19. PLANNING COMMISSION reviews proposed Redevelopment Plan and Draft EIR and submits report and recommendations concerning Redevelopment Plan to Agency within 30 days of referral. [H&SC §33347]</p> <p>Action or document required: Planning Commission Resolution No. _____.</p>	Month 6, Day 7	<u>10/23/84</u>	<u>10/13/84</u>	<u>B-6</u>
<p>20. Last day for receipt of public comments on Draft EIR. AGENCY staff evaluates comments received from agencies and persons reviewing Draft EIR and prepares Final EIR. [EIR Guidelines §15085(e) and (f)]</p> <p>Action or document required: Final EIR.</p>	Month 6, Day 7 (Month 6, Day 22 if State Clear- inghouse is Required)	<u>30-day</u> <u>45-day</u> <u>11/02/84</u>	<u>N/A</u>	<u>N/A</u>

TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
21. If applicable, PROJECT AREA COMMITTEE reviews proposed Redevelopment Plan and may submit report and recommendations to the Agency. [H&SC §33347.5] Action or document required: Project Area Committee report and recommendation, if any.	Month 6 Day 7	<u>10/25/84</u>	<u>10/15/84</u>	N/A
22. AGENCY staff completes preparation of Final EIR. Action or document required Final EIR.	By Mon 6, Day 19	<u>11/09/84</u>	N/A	N/A
23 AGENCY adopts its Report to the Council on the Redevelopment Plan, submits Report, proposed Redevelopment Plan, and Final EIR to Council and requests holding of joint public hearing on Redevelopment Plan and Final EIR. [H&SC §§33351, 33352, and 33355] Action or document required: Agency Resolution No. _____.	Month 6, Day 19	<u>11/14/84</u>	<u>11/04/84</u>	B-7 and B-8
24 AGENCY adopts Rules for Owner Participation. [H&SC §33345] Action or document required: Agency Resolution No. _____.	Month 6 Day 19	<u>11/14/84</u>	<u>11/04/84</u>	B-9



TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
25. CITY COUNCIL receives documents from Agency and calls joint public hearing on Redevelopment Plan and Final EIR [H&SC §33355] Action or document required: Council Resolution No. _____.	Month 7, Day 3	<u>11/14/84</u>	<u>11/04/84</u>	B-10
26. AGENCY staff sends to newspaper notice of joint public hearing on Redevelopment Plan and Final EIR. The notice must contain a legal description of the boundaries of the Project Area and a general statement of the scope and objectives of the Redevelopment Plan. Newspaper publishes notice one a week for four successive weeks on Month 7, Day 17; Month 7, Day 24; Month 8, Day 1; and Month 8, Day 8. [H&SC §§33349 and 33361] Action or document required: Notice of Joint Public Hearing	Month 7, Day 4	<u>11/15/84</u>	<u>11/21/84</u> <u>12/05/84</u>	<u>11/28/84</u> N/A <u>12/12/84</u>
27. AGENCY staff mails copies of notices of joint public hearing and statement regarding property acquisition to property owners in Project Area, certified mail, return receipt requested. Notice and statement are mailed to last know assessee of each parcel of land at last know address as shown on the last last equalized assessment roll of the County or to the owner of each parcel of land as shown on the	Month 7, Day 4	<u>12/04/84</u>	N/A	N/A



TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
records of the County Recorder 30 days prior to the date the notice is published. [H&SC §§333494 and 33350]				
Action or document required: Notice; Statement; Affidavit of mailing.				
28. AGENCY staff mails, certified mail, return receipt requested, copies of the notice of joint public hearing to the governing body of each of the taxing agencies which receives taxes from property in the Project Area. [H&SC §33349]	Month 7, Day 4	<u>12/05/84</u>	N/A	N/A
Action or document required: Notice; Affidavit of mailing.				
29. COUNCIL and AGENCY hold joint public hearing on Re-development Plan and Final EIR.	Month 8, Day 15	<u>12/15/84</u>	<u>11/22/84</u> <u>12/05/84</u>	<u>11/28/84</u> <u>12/12/84</u>
a. AGENCY and COUNCIL hear all evidence and testimony for and against adoption of Redevelopment Plan and certification of Final EIR.		<u>12/19/84</u>		
b. AGENCY adopts resolution certifying completion of Final EIR. [EIR Guidelines §15085(g)]		<u>12/19/84</u>		B-11

Agency or document required:
Agency Resolution No. _____.

TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
<p>c. AGENCY adopts resolution finding that use of taxes allocated from the Project for the purpose of improving and increasing the community's supply of low- and moderate-income housing outside the Project Area will be of benefit to the Project (required if the Project Area does not include sites for low- and moderate-income housing). [H&SC §33334.2]</p> <p>Action or document required: Agency Resolution No. _____.</p>		<u>12/19/84</u>		B-12
<p>d. AGENCY adopts resolution approving the final Redevelopment Plan and Project Area and approves the Agency's final Section 33352 Report.</p> <p>Action or document required: Agency Resolution No. _____. Final Redevelopment Plan. _____. Final Section 33352 Report.</p>		<u>12/19/84</u>		B-13
<p>e. COUNCIL considers Report of Agency, Final EIR, report and recommendations of Planning Commission, report and recommendations of Project Area Committee, if any, and all evidence for and against the proposed Redevelopment Plan and rules on all written or oral objections to the proposed Redevelopment Plan. [H&SC §33363]</p> <p>Action or document required: Minute motion.</p>		<u>12/19/84</u>		N/A

TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
f. COUNCIL adopts resolution finding that use of taxes allocated from the Project for the purpose of improving and increasing the community's supply of low- and moderate-income housing outside the Project Area will be of benefit to the Project (required if the Project Area does not include sites for low- and moderate-income housing). [H&SC §33334.2] Action or document required: Council Resolution No. _____.		<u>12/19/84</u>		8-14
g. COUNCIL adopts resolution concurring with the Agency's approval and certification of the Environmental Impact Report on the Redevelopment Plan and Project Area. Action or document required: Council Resolution No. _____. Final Environmental Impact Report		<u>12/19/84</u>		8-15
h. If all objections are overruled or no objections have been made, the COUNCIL introduces Ordinance adopting the proposed Redevelopment Plan for first reading. [H&SC §33364] Action or document required: Ordinance No. _____.		<u>12/19/84</u>		8-16



TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
30. COUNCIL has second reading and adopts Ordinance adopting Redevelopment Plan. [H&SC §33365] Action or document required: Ordinance No. _____.	Month 9 Day 6	<u>12/26/84</u>	N/A	B-16
31. CITY CLERK sends Ordinance to newspaper for publication.	Month 9, Day 7	<u>12/27/84</u>	N/A	N/A
32. AGENCY Secretary files Notice of Determination of the Final EIR with County Clerk and, if necessary, Secretary for Resources Agency. [EIR Guidelines §15985(h)] Action or document required: Notice of Determination	Month 9, Day 7	<u>12/27/84</u>	N/A	N/A
33. CITY CLERK sends copy of Ordinance adopting Redevelopment Plan to the Agency. [H&SC §33372] Action or document required: Notice of Determination.	Month 9, Day 7	<u>12/27/84</u>	N/A	N/A
34. CITY CLERK records, with County Recorder, description of land in Project Area and statement that redevelopment activities have been commenced. [H&SC §33373] Action or document required: Letter from Clerk filing documents.	Month 9, Day 7	<u>12/27/84</u>	N/A	N/A

TIME SCHEDULE AND PROCEDURAL GUIDE FOR THE ADOPTION OF A REDEVELOPMENT PLAN (continued)

ACTIVITY	ILLUSTRATIVE* SCHEDULE	PROPOSED SCHEDULE	PROPOSED NOTICE DATE	RESOLUTION/ ORDINANCE DOCUMENT NUMBER
35. Ordinance is published. [Government Code §36933]	By Month 9, Day 21	<u>12/31/84</u>	N/A	N/A
36. CITY CLERK transmits, by certified mail, return receipt requested, a copy of Ordinance adopting the Redevelopment Plan, legal description of land within the Project Area, and map or plat indicating boundaries of Project Area to County Auditor and Tax Assessor, to State Board of Equalization, and to all taxing agencies in Project Area. [H&SC §33375]	By Month 10, Day 6	<u>12/27/84</u>	N/A	N/A
37. Ordinance adopting Redevelopment Plan becomes effective 30 days after adoption. Referendums to Ordinance must be filed 30 days after adoption of the Redevelopment Plan. Action or document required: Letter from Clerk transmitting documents.	Month 10, Day 6	<u>01/25/85</u>	N/A	N/A
38. Validity of the Redevelopment Plan, procedures, and/or findings and determinations may be brought against said actions by legal challenge within 60 days from and after the date of adoption of the Ordinance. [H&SCA §33500]	By Month 11,	<u>02/24/85</u>	N/A	N/A