

**COUNTY OF SONOMA  
AGENDA ITEM  
SUMMARY REPORT**

**Clerk of the Board Use Only**  
Meeting Date  
\_\_/\_\_/\_\_  
Agenda Item No:  
\_\_\_\_\_

**Department: Community Development Commission**

**( ) 4/5 Vote Required**

**Contact:**  
Kathleen H. Kane

**Phone:**  
(707) 565-7505

**Commission Date:**  
7/21/09

**Deadline for Commission Action:**

**AGENDA SHORT TITLE:**

The Springs Redevelopment Five Year Implementation Plan for July 1, 2009 – June 30, 2014

**REQUESTED COMMISSION ACTION:**

Resolution approving The Springs Redevelopment Five Year Implementation Plan for July 1, 2009 – June 30, 2014

**CURRENT FISCAL YEAR FINANCIAL IMPACT**

**EXPENDITURES**

Estimated Cost                   \$   **-0-**

Amount Budgeted                 \$

Other Avail Approp             \$  
(Explain below)

Additional Requested:         \$

**ADDNL. FUNDS REQUIRING BOARD APPROVAL**

Contingencies                     \$  
(Fund Name: )

Unanticipated Revenue         \$  
(Source: )

Other Transfer(s)                 \$  
(Source: )

Add'l Funds Requested:         \$

**Explanation (if required):**

**Prior Board/Commission Action(s):**

- 11/27/84: Board adopted Sonoma Valley Redevelopment Plan by Ordinance 3379.
- 12/13/94: Board adopted Ordinance 4836, amending the Sonoma Valley Redevelopment Plan.
- 12/14/99: Board adopted Ordinance 5212, amending the Sonoma Valley Redevelopment Plan.
- 11/02/04: Board adopted Ordinance 5519, amending the Sonoma Valley Redevelopment Plan.
- 12/07/04: Commission approved 2004–2009 Implementation Plan for Sonoma Valley Redevelopment Project.
- 12/11/07: Commission conducted public hearing for Implementation Plan Mid-Term Review.
- 04/15/08: Commission approved Amended 2004 – 2009 Five Year Implementation Plan

**Alternatives - Results of Non-Approval:**

Non-approval of the 2009 – 2014 Implementation Plan would result in continued applicability of the 2004-2009 Implementation Plan until an updated Implementation Plan could be approved at a future public hearing.

**Background:**

According to California Community Redevelopment Law, Health & Safety Code Section 33000 et seq. ("CRL"), each redevelopment agency is required to supplement the general guidelines of a Project Area Redevelopment Plan by adopting, following a public hearing, a more specific Implementation Plan every five years, which contains the specific goals and objectives of the agency for the Project Area, specific programs, including potential projects and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the project area and implement CRL affordable housing requirements.

In accordance with CRL, in December 2004, the Commission adopted a Five-Year Implementation Plan for the Sonoma Valley Redevelopment Project Area covering the planning period from July 1, 2004 through June 30, 2009 (2004 – 2009 Five-Year Implementation Plan). In April 2008, the Board of Supervisors approved Ordinance 5780 amending and renaming the Sonoma Valley Redevelopment Plan to The Springs Redevelopment Plan. Concurrently, the Commission approved an amended 2004 – 2009 Five-Year Implementation Plan, which reflected the newly amended Redevelopment Plan.

As the planning period of the 2004 – 2009 Five-Year Plan is coming to an end, the Commission is required to approve a new Implementation Plan for the next five year planning period. Attached is a draft Five-Year Implementation Plan covering the planning period of July 1, 2009 through June 30, 2014 (2009 – 2014 Five-Year Implementation Plan). The draft Plan was made available for public review at the Redevelopment Advisory Committee (RAC) meeting on May 7, 2009. After hearing public comments and discussing the draft, the RAC voted to recommend approval of the draft Plan, which was subsequently noticed for public comment beginning on June 26, 2009. No written comments have been received.

As required by CRL, the Commission will hold a public hearing to receive testimony of all interested parties for the purpose of reviewing and adopting the 2009 – 2014 Five-Year Implementation Plan. The public noticing requirements for the public hearing have been met with notices published on June 26, July 3, and July 10, 2009 in the Press Democrat. Additionally the notice was posted in at least four locations in The Springs Redevelopment Project Area.

The draft 2009 – 2014 Five-Year Implementation Plan sets forth the specific goals and objectives, and proposed activities that may be undertaken between July 1, 2009 and June 30, 2014, which are eligible and appropriate for redevelopment funding under CRL and the Sonoma County Policy Guidance for Use of Redevelopment Funds, adopted by the Commission on April 1, 2008 and incorporated in the Implementation Plan by reference. The Plan anticipates the availability of \$16.6 million in redevelopment funding for non-housing projects, and \$3.4 million for housing projects, during the five year term of the Plan. The goals and objectives of the 2004 – 2009 Five-Year Plan have been carried over to the 2009 – 2014 Five-Year Plan and relatively few changes have been made, as the 2004 – 2009 Plan was recently amended in April 2008 and reflected the 2008 bond issue which will be used for redevelopment activities of benefit to The Springs Redevelopment Project Area, with a primary focus on Highway 12 and other public improvements. In addition to streetscape and other infrastructure improvements, proposed projects described in the draft Five-Year Plan center on commercial revitalization, economic development, recreation and community facilities, and other activities that will remove blight or promote public health, safety and welfare.

Adoption of the attached Resolution will approve the 2009 - 2014 Five-Year Implementation Plan for The Springs Redevelopment Project.

- Attachments:** 1) Resolution
- 2) 2009 – 2014 Five-Year Implementation Plan

**On File With Clerk:**

**CLERK OF THE BOARD USE ONLY**

<b>Board/Commission Action (If other than "Requested")</b> _____ _____ _____	<b>Vote:</b>
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