

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 6/3/02
Department Name: County Administrator
Department No.: 012
Agenda Date: 7/16/02
Placement: Administrative
Estimate Time: 15 minutes on July 23, 2002
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Michael F. Brown
County Administrator

STAFF CONTACT: Scott Ullery (2243)
Deputy County Administrator
Mary McMaster (2985)
Deputy County Counsel

SUBJECT: Ordinance Authorizing City of Lompoc Redevelopment Agency to Include a Portion of Currently Unincorporated Territory in its Redevelopment Area

Recommendation(s):

That the Board of Supervisors:

On July 16, 2002:

Set a Departmental Hearing on July 23, 2002 to consider the recommendations set forth below.

On July 23, 2002:

- A. Find that the Board has considered the Environmental Impact Report Old Town Lompoc Redevelopment Project, Amendment Number 2 (on file with the County Clerk) that was performed for that project is adequate under CEQA;
- B. Introduce for first reading the attached Ordinance of the Board of Supervisors of the County of Santa Barbara Authorizing the Redevelopment of a Specific Area in the County by the City of Lompoc and Transferring Redevelopment Authority Over that Specific Area to the Lompoc Redevelopment Agency and waive full reading of the Ordinance.
- C. Set a hearing for the second reading of the above Ordinance for August 6, 2002.

Alignment with Board Strategic Plan:

The recommendations are primarily aligned with Goal No. 1 - An Efficient Government Able to Respond Effectively to the Needs of the Community; and Goal No. 5 - A High Quality of Life for All Residents.

Executive Summary and Discussion:

The City of Lompoc wishes to amend its redevelopment plan for the Old Town Lompoc Redevelopment Project Area to add additional blighted property. A 9.57-acre portion of the property that the City seeks to add to the Project Area is in the unincorporated territory of the County adjacent to the City. That portion of the proposed project area that is in the unincorporated County was previously the site of the Grefco processing plant and has been found to be subject to environmental contamination. The City is in the process of applying to annex that area to the City.

The inclusion of the former processing plant in the redevelopment project area is an important step toward cleanup of the property and elimination of blight both on and around it. Representatives of Lompoc have confirmed that there are no complete permit submittals for the subject property. There are however negotiations underway concerning the acquisition of the property and in conjunction with those negotiations, an incomplete development application has been submitted. City officials believe that Redevelopment Agency assistance may be required to remediate the property.

The City could wait until it has annexed the territory to adopt the redevelopment plan amendment without County participation. However, waiting until that annexation occurs to adopt the Redevelopment Plan Amendment would significantly delay the commencement of redevelopment activities in the area to be annexed and hinder the ability of the Redevelopment Agency to assist with remediation and redevelopment of that property.

Community Redevelopment Law allows cities to undertake redevelopment activities and receive tax increment from unincorporated areas outside their own territorial jurisdiction so long as they have been granted the authority to do so by the County with jurisdiction over the area. (Health and Safety Code Section 33213) The ordinance before you would provide the Lompoc Redevelopment Agency with that authority. It would allow the that Agency to undertake all redevelopment activities in that portion of the proposed redevelopment project area that is under the land use jurisdiction of the County, including the receipt of tax increment from that area.

In anticipation of the Board of Supervisors consideration of this item, the Lompoc City Council/Redevelopment Agency is scheduled to consider second reading or an ordinance adopting the Redevelopment Plan Amendment on July 16th. The City's adoption of the Plan Amendment as it affects the property currently outside of the City boundary has been made contingent upon passage of the attached ordinance.

Mandates and Service Levels: The adoption of the proposed ordinance is allowed but is not mandated by state law or county policies, ordinances and regulations.

Fiscal and Facilities Impacts: The acquisition and development that has been proposed on the processing plan site, if it occurs, would trigger a reassessment and generate additional property tax revenues. A portion of the property tax generated by such reassessment will be paid to the County. However, because the property will be in a redevelopment project area, under Community Redevelopment Law, a much smaller portion of those property taxes will go to the County than would otherwise be the case. The percentage of property tax funds that the County will receive is set by statute and is not subject to negotiation between the County and the Lompoc City and Redevelopment Agency.

Special Instructions: Please send copies of the minute order on this item and a fully executed copy of the ordinance to Mary McMaster.

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY TO FOLLOW

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY TRANSFERRING REDEVELOPMENT AUTHORITY IN A SPECIFIC PORTION OF THE COUNTY OF SANTA BARBARA TO THE LOMPOC REDEVELOPMENT AGENCY

WHEREAS, the Lompoc Redevelopment Agency has prepared Amendment No. 2 to the Redevelopment Plan for the Old Town Lompoc Redevelopment Project (the “Amended Plan,” or the “Project”); and

WHEREAS, the Project proposes to add approximately 80 acres (the “Amendment Area”) to the Project; and

WHEREAS, the proposed Amendment Area extends beyond Lompoc City limits and includes approximately 10 acres of unincorporated land at the northeast corner of State Highway 26 and State Highway 1 (Assessor’s Parcel No. *****) (the “Inclusion Parcel”); and,

WHEREAS, the Board of Supervisors wishes to retain and extend the cooperative relationship between the County of Santa Barbara and the City of Lompoc; and,

WHEREAS, Health and Safety Code Section 33213 permits the Board of Supervisors to authorize the redevelopment of an area within its territorial limits by the City of Lompoc, if such area is contiguous to territory in the City of Lompoc; and,

WHEREAS, the Inclusion Parcel, as shown on Exhibit “A” attached hereto and incorporated herein by this reference, is contiguous to territory in the City of Lompoc.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. That certain document entitled “Redevelopment Plan for the Old Town Lompoc Redevelopment Project, Amendment No. 2” (the “Amended Plan”), the maps contained therein and such other reports as are incorporated therein by reference, a copy of which is on file in the Office of the Clerk of the Board of Supervisors of the County of Santa Barbara, having been duly reviewed and considered, are hereby incorporated in this Ordinance by reference and made a part hereof.

SECTION 2. The Amended Plan is hereby approved as the official Redevelopment Plan for the Amendment Area as it pertains to the Inclusion Parcel.

SECTION 3. The City Council hereby authorizes the City of Lompoc to undertake the redevelopment of the Inclusion Parcel, as shown in Exhibit A, in all respects as if the Inclusion Parcel was within the territory of the City of Lompoc.

SECTION 4. The City Council of the City of Lompoc and the Lompoc Redevelopment Agency shall have all rights, powers and privileges of Health and Safety Code Sec. 33000 *et seq.* with respect to the Inclusion Parcel as if the Inclusion Parcel were within the territory of the City of Lompoc, as shown in Exhibit A.

SECTION 5: The Lompoc Redevelopment Agency shall pay to the County of Santa Barbara such payments from tax increments actually received from the Amendment Area as described in CRL Section 33607.5, as if the County of Santa Barbara were an affected taxing entity as defined in CRL Section 33353.2.

SECTION 6: The Clerk of the Board is hereby directed to send a certified copy of this Ordinance to the City Clerk of the City of Lompoc.

SECTION 7: This Ordinance shall be in full force and effect thirty (30) days from and after the date of final passage.

SECTION 8: If any part of this Ordinance or the Amended Plan, which it approves, is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Amended Plan, or the Redevelopment Plan as it existed prior to adoption of this Ordinance, and the Board of Supervisors hereby declares it would have passed the remainder of this Ordinance or approved the remainder of the Amended Plan if such invalid portion thereof had been deleted.

SECTION 9: This Ordinance shall be introduced at least five (5) days prior to the Board of Supervisors meeting at which this Ordinance is to be adopted. The full text of this Ordinance shall be published and/or be posted as required by law in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara this --- day of ---, 2002.

Chair, Board of Supervisors

ATTEST:

Clerk of the Board, County of Santa Barbara

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