

# Lompoc Redevelopment Agency

## *Agenda Item*



**Meeting Date:** November 4, 2008

**TO:** Gary Keefe, Executive Director

**FROM:** Linda R. Wertman, Redevelopment Project Coordinator  
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**SUBJECT: REVIEW OF THE FIVE YEAR IMPLEMENTATION PLAN FOR THE OLD TOWN LOMPOC REDEVELOPMENT PROJECT**

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### **RECOMMENDATION:**

Staff recommends that the Lompoc Redevelopment Agency ("Agency") hold a public hearing to receive public testimony on the Review of the Five Year Implementation Plan ("Review") for the Old Town Lompoc Redevelopment Project Area ("Project Area"). It is further recommended that the Agency receive and file the mid-term Review of the 2003 to 2008 Implementation Plan.

### **BACKGROUND:**

California Community Redevelopment Law Section 33490(c) requires that the Redevelopment Agency, at least once during the five-year term of the Plan, evaluate the progress of its Implementation Plan and hold a public hearing. The public hearing aims to hear testimony from all interested parties, review the redevelopment plan, the Implementation Plan, and evaluate the progress of the redevelopment projects by highlighting the accomplishments completed by the Agency within the Old Town Lompoc Redevelopment Project Area ("Project Area").

This Review evaluates the progress of the Implementation Plan at its mid-term. Evaluation of the remainder of the Plan's term will occur in conjunction with preparation of the next Implementation Plan.

The Agency approved the Project Area on November 20, 1984 to address blighting conditions in the City. The Project Area was amended on numerous occasions to meet the requirements of the California Community Redevelopment Law, Health and Safety Code Sections 33000 et seq. (the "Law"), modify time limits to the redevelopment plan and to add territory to the Project Area.

The objective of adopting a redevelopment project area is to eliminate physical and economic blight by reducing the number of unsafe and dilapidated buildings, spurring economic revitalization on economically blighted properties, remediating environmental contamination on properties and undertaking other projects to

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reverse blighting conditions. In addition, the Law requires that 20% of the property tax increment revenue received from the Project Area is set-aside for the production, improvement and preservation of safe, affordable housing for very low, low, and moderate-income households.

This Review summarizes the completed projects in the Project Area during this period, in addition to discussing pending projects. Based on the Review of the Implementation Plan for the Project Area, no amendment to the Implementation Plan for the Project Area is recommended.

This public hearing has been noticed pursuant to Section 33490(d) of the Law and as required by Government Code Section 6063.

Review of the Implementation Plan is not a "Project" under CEQA. Pursuant to Section 33490 (a)(1)(B) of the Law, the Review of this Implementation Plan does not constitute a project within the meaning of Section 21000 of the Public Resources Code (the "California Environmental Quality Act" [CEQA]).

### **FISCAL IMPACT**

There is no fiscal impact associated with approving the Review of the Implementation Plan (2003 – 2008).

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Linda R. Wertman  
Redevelopment Project Coordinator

APPROVED FOR SUBMITTAL TO THE EXECUTIVE DIRECTOR

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Arleen T. Pelster, AICP, Deputy Director

APPROVED FOR SUBMITTAL TO THE REDEVELOPMENT AGENCY BOARD

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Gary P. Keefe, Executive Director

Attachments:

1. [Resolution No. 08-129](#)
2. [Implementation Plan Review Report](#)