

**PLACER COUNTY**  
**REDEVELOPMENT AGENCY**

**MEMORANDUM**

**TO:** Honorable Members of the Redevelopment Agency Board  
**FROM:** Rich Colwell, Chief Assistant CEO–Redevelopment Director  
Rae James, Deputy Director  
**DATE:** November 7, 2006  
**SUBJECT:** Adopt A Resolution With Specific Findings Approving the Expenditure of \$2,000,000 for the North Auburn Redevelopment Project Area Siphon Relief Project and Authorize the Chief Assistant CEO–Redevelopment Director or Designee to Execute all Necessary Documents Subject to Agency Counsel Approval.

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**ACTION REQUESTED**

Adopt a resolution with specific findings approving the expenditure of \$2,000,000 for the North Auburn Redevelopment Project Area Siphon Relief Project (Project) and authorize the Chief Assistant CEO-Redevelopment Director or designee to execute all necessary documents subject to Agency Counsel approval.

**BACKGROUND**

In August 2006, your Board approved the issuance of redevelopment Tax Increment Bonds for the Placer County Redevelopment Agency (Agency). The Project was identified within the North Auburn Redevelopment Project Area (Project Area). The total Project cost is projected to be \$3,500,000 of which the Agency will contribute \$2,000,000 in Tax Increment Bond Funds and the County Facility Services Department (Facilities) will provide \$1,500,000.

The Project will benefit the Project Area by preventing overflow of raw sewage during heavy rain events and remove impediments to infill development by increasing wet-weather capacity in the sewage collection system. While several components of the Project are immediately adjacent to, but located outside the Project Area, the Project is necessary to improve the siphon and lift station facilities which serve the Project Area, and provide increased wet-weather sewage collection capacity (see attached map).

The Project consists of five components: Pipeline Capacity Analysis; Pipeline Conditions Assessment; Pipeline Design; Pump Station Pre-Design; and Pump Station Design and Construction. Facilities will manage the Project and seek reimbursement from the Agency for costs incurred via a memorandum of understanding executed between Facilities and the Agency. California Redevelopment Law requires that your Board make certain findings in order to provide financing for public infrastructure projects (Health and Safety Code Section 33445). The Agency must make the findings that: (1) the provision of such public improvements is necessary to effectuate the purposes of the redevelopment plan and assist in the elimination of one or more blighting influences; (2) that the Project will benefit the Project Area; and (3) that there are no other sources of funding to complete the Project. In a separate report on this Agenda, the

Agency is seeking approval by the Placer County Board of Supervisors to adopt similar findings pursuant to section 33445.

The Project will assist in meeting the following goals of the Project Area including the development of underdeveloped or underutilized areas and improvement of public infrastructure deficiencies. The public benefit is served by providing the public infrastructure necessary to serve new development and facilitate the revitalization of underdeveloped areas. The Agency has determined that there are no other feasible means to finance this Project.

**ENVIRONMENTAL STATUS**

The proposed planning activities are exempt from environmental review under the California Environmental Quality Act per Guidelines Section 15262.

**FISCAL IMPACT**

There is no impact to the County General Fund. There are sufficient Tax Increment Bond Funds in the Agency's FY 2006-2007 Budget to cover this item.

**RECOMMENDATION**

Adopt a resolution with specific findings approving the expenditure of \$2,000,000 for the Project, and authorize the Chief Assistant CEO-Redevelopment Director or designee to execute all necessary documents subject to Agency Counsel approval.

**Attachment**

cc: Sabrina Thompson, Agency Counsel

**Before the Placer County  
Redevelopment Agency Board of Directors  
County of Placer, State of California**

**In the matter of:**

**Adopt A Resolution With Specific Findings Approving the Expenditure of \$2,000,000 for the North Auburn Redevelopment Project Area Siphon Relief Project, and Authorize the Chief Assistant CEO-Redevelopment Director or Designee to Execute all Necessary Documents Subject to Agency Counsel Approval.**

**Resol. No:\_\_\_\_\_**

**Ord. No:\_\_\_\_\_**

**First Reading: \_\_\_\_\_**

**The following Resolution was duly passed by the Redevelopment Agency Board**

**of the County of Placer at a regular meeting held November 7, 2006,**

**by the following vote on roll call:**

**Ayes:**

**Noes:**

**Absent:**

**Signed and approved by me after its passage.**

**Attest:  
Clerk of said Board**

\_\_\_\_\_  
**Chair, Agency Board**

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**BE IT RESOLVED by the Placer County Redevelopment Agency as follows:**

**WHEREAS, the Placer County Redevelopment Agency (Agency) has adopted the North Auburn Redevelopment Project Area (the Project Area), the North Auburn Redevelopment Plan, and the Implementation Plan for the North Auburn Redevelopment Project Area (Project Area and Plans); and**

**WHEREAS, the Agency desires to provide \$2,000,000 in redevelopment agency Tax Increment Bond Funds for the planning, design, and construction of the Siphon Relief Project (Project);**

WHEREAS, the proposed action is in furtherance of the Project Area and Plans; and

WHEREAS, pursuant to California Redevelopment Law, Section 33445, the Project will assist in the elimination of blight in that it attracts new commercial activity and creates new jobs and improves public infrastructure deficiencies within the Project Area. The Project is consistent with the goals and objectives of the Project Area and Plans which are to assist in the development of underdeveloped or improperly utilized areas and to provide public infrastructure within the Project Area; and

WHEREAS, the Agency finds and determines that the public interest and necessity requires renewed development and occupancy in the Project Area; that the Project is planned and located in a manner that will be most compatible with the greatest public good and the least private injury; that the Project could not occur without redevelopment assistance; and that there are no other feasible sources of financing available for the Project; and

WHEREAS, the proposed planning activities are exempt from environmental review under California Environmental Quality Act per Guidelines Section 15262. The proposed action allows for further refinement of the Project's scope of work in order to define the construction components and commence environmental review for such components.

NOW, THEREFORE, BE IT RESOLVED by the Agency that after due consideration of the facts presented, the findings as stated in the Staff Report that accompanies this Resolution are approved.

BE IT FURTHER RESOLVED, that the Agency shall provide \$2,000,000 in North Auburn Redevelopment Project Area Tax Increment Bond Funds for the Project.

BE IT FURTHER RESOLVED, that the Chief Assistant CEO-Redevelopment Director or its designee is hereby authorized and directed to act on behalf of the Agency in all matters pertaining to this Project and execute all necessary agreements and contracts subject to Agency Counsel approval.

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon adoption.