

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

**MEMORANDUM**

**TO:** Honorable Members of the Redevelopment Agency Board  
**FROM:** Richard E. Colwell, Chief Assistant CEO–Redevelopment Director  
James LoBue, Deputy Director  
**DATE:** November 27, 2007  
**SUBJECT:** Adopt a Resolution Approving the Redevelopment Agency Relocation Guidelines.



**ACTION REQUESTED:** Adopt a resolution approving the Redevelopment Agency (Agency) Relocation Guidelines.

**BACKGROUND:** Prior to preparing a relocation plan for a project that will result in the displacement of any residents or businesses, the Agency must adopt relocation guidelines. The Agency adopted by reference the State of California, Housing and Community Development Department Relocation Guidelines when it adopted the North Lake Tahoe Redevelopment Project Area on July 16, 1996, the Sunset Industrial Redevelopment Project Area on June 24, 1997 and the North Auburn Redevelopment Project Area on June 24, 1997. The revised relocation guidelines are now proposed to reflect current requirements in California Relocation Law. The Agency anticipates more complex projects in the future which may require the preparation of relocation plans. These updated guidelines will allow the Agency to carry out the goals and objectives of the respective redevelopment plans and allow the Agency to acquire, assemble, and dispose of property that may result in the displacement of residents or businesses.

The attached relocation guidelines have been prepared in accordance with the California Relocation Assistance Law, Government Code section 7260 et seq., and the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Department of Housing and Community Development, Title 25, California Code of Regulations section 6000 et seq (collectively, the Law and Guidelines).

The attached relocation guidelines set forth a method for the the preparation of a relocation plan to provide for the relocation of persons, households, or businesses that are temporarily or permanently displaced by the Agency, where the person or business is located within the redevelopment project area. The relocation guidelines are designed to carry out and comply with the policies of the Law and Guidelines. At the time a specific development proposal comes forward which may result in the displacement of persons, households or businesses, the Agency will prepare and present to your Board for consideration a formal relocation plan for that specific development, as required by law.

The proposed relocation guidelines conform to Section 7267.8(a) of the California Government Code and are also in conformity with the Law and Guidelines of Title 25.

**ENVIRONMENTAL IMPACT:** The proposed action is an administrative action and does not constitute a project subject to environmental review under the California Environmental Quality Act per Guidelines Section 15378(b)(5).

**FISCAL IMPACT:** There is no fiscal impact. Adoption of the guidelines does not commit the Agency to any relocation plan or project.

**RECOMMENDATION:** Adopt a resolution approving the Placer County Redevelopment Agency Relocation Guidelines.

Attachments: Resolution  
Placer County Redevelopment Agency Relocation Guidelines

GUIDELINES FOR REVIEW ONLY AT THE CLERK OF THE BOARD

cc: Karin Schwab, Agency Counsel

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

**In the matter of:**

**Adopt a resolution approving the Redevelopment Agency  
Relocation Guidelines.**

**Resol. No:.....**

**Ord. No:.....**

**First Reading: .....**

**The following Resolution was duly passed by Redevelopment Agency Board of  
Directors of the County of Placer at a regular meeting held \_\_\_\_\_ by the  
following vote on roll call:**

**Ayes:**

**Noes:**

**Absent:**

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

**Clerk of said Board  
Board**

\_\_\_\_\_  
**Chair, Redevelopment Agency**

\_\_\_\_\_  
**WHEREAS, the Board of Supervisors of Placer County (Board of Supervisors) adopted Ordinance  
No.-4832 on June 24, 1997, approving and adopting the Redevelopment Plan for the North Auburn  
Redevelopment Project Area; and**

WHEREAS, the Board of Supervisors adopted Ordinance No. 4835-B on June 24, 1997 approving the Redevelopment Plan for the Sunset Industrial Redevelopment Project Area; and

WHEREAS, the Board of Supervisors adopted Ordinance 4753-B on July 16, 1996 approving and adopting the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area; and

WHEREAS, the Placer County Redevelopment Agency has been designated as the official agency in Placer County to carry out the functions and requirements of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) and to implement the redevelopment plans.

WHEREAS, the California Community Redevelopment Law, Health and Safety Code Section 33411, California Relocation Assistance Law, Government Code, 7260, et seq., and the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Department of Housing and Community Development, Title 25 (collectively, the Law), require the Agency to adopt relocation guidelines; and

WHEREAS, the Agency desires to update its relocation guidelines to reflect current rules and regulations reflected in the Law; and

WHEREAS, the adoption of guidelines is an administrative action exempt from California Environmental Quality Act per Guidelines section 15378(b)(5).

NOW, THEREFORE, BE IT RESOLVED by the Placer County Redevelopment Agency Board the following:

1. All evidence presented has been duly considered, the findings, including environmental findings regarding this action as stated in the staff report that accompanies this resolution are approved.
2. The Placer County Redevelopment Agency Relocation guidelines are hereby approved and adopted.
3. The Chief Assistant CEO–Redevelopment Director and/or his designee is hereby authorized and directed to act on the Agency’s behalf on all matters pertaining to these relocation guidelines.
4. This resolution shall become effective immediately upon adoption.