

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: October 6, 2009
SUBJECT: Approve a Resolution Designating the Hilltop Center in North Auburn as a Location of Area Blight.

RE Colwell

ACTION REQUESTED

Approve a resolution designating the Hilltop Center as a location of Area Blight.

BACKGROUND

To facilitate the application of an Over-the-Counter Community Development Block Grant (CDBG) to develop the Hilltop Center site, located along Bowman Road between Luther Road and Mill Pond Road, it is proposed to designate this area as a location of Area Blight.

This action is an administrative act that follows California Department of Housing and Community Development (HCD) guidelines and facilitates the redevelopment of this area with public CDBG funds. The primary advantage of making the Area Blight finding is to simplify the way Placer County will have to document jobs created by the project, in the event the County is awarded a proposed CDBG grant for improvement of the site.

This action will not annex this area into the North Auburn Redevelopment Project Area (Redevelopment Area). However, this project is immediately adjacent on three sides to the Redevelopment Area and it, therefore, possesses many of the same characteristics of the Redevelopment Area, namely:

- Physical conditions that substantially hinder and limit the economic viability and use of the property, including soil importation from past mining, deteriorated and eroded grading, tree removal, and off-road vehicle activities. In addition, the steep topography and bedrock cliff face makes this a challenging site to develop.
- Undersized and inadequate infrastructure to support additional sewer capacity and storm water runoff, and to mitigate commercial use noise.
- Lots of irregular shape and inadequate size.
- Site being used for unauthorized dumping and camping by transients.

The Hilltop Center's site currently meets the definition for Area Blight, pursuant to Section 33030(a), (b), & (c) of the California Health and Safety Code.

FISCAL IMPACT

There will be no impact on the County's General Fund. HCD funding is from Federal sources. The proposed findings will streamline the required reporting to the HCD and, as a result, will reduce the amount of staff time expended in performing the same.

ENVIRONMENTAL

This action does not constitute a project and is an exempt activity from National Environmental Policy Act, under U.S. Department of Housing and Urban Development Environmental Review procedures, 24 CFR Part 58, Section 58.34.

RECOMMENDATION

Approve a resolution designating the Hilltop Center as a location of Area Blight.

Attachments: Resolution
Map

cc: Karin Schwab, Agency Counsel

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

In the matter of:

**Designation of Hilltop Center as a location of Area
Blight**

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 _____

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

WHEREAS, the Placer County Redevelopment Agency (Agency) has determined that proposed development of the Hilltop Center would contribute to the Agency's achievement of the redevelopment goals of the Redevelopment Project Plan for North Auburn;

WHEREAS, Hilltop Center is directly adjacent to the North Auburn Redevelopment Project Area and redevelopment of the same could serve as a catalyst for improvement of other areas within the North Auburn Redevelopment Project Area;

WHEREAS, without redevelopment assistance, the current trends indicate that the Hilltop Center would remain in its present state or further deteriorate; and

WHEREAS, the conditions of the Hilltop Center satisfy the provisions of Health and Safety Code section 33030(b)(1) and (2) in that the area is predominantly urbanized and is an area in which a combination of conditions as set forth in Health and Safety Code section 33031 exist and cannot be reasonably expected to be reversed or alleviated without redevelopment assistance; and the area is characterized by one or more conditions set forth in Health and Safety Code section 33031(a) and section 33031(b), including the existence of physical conditions which substantially hinder and limit the use of the buildings and lots, and abnormally high business vacancies.

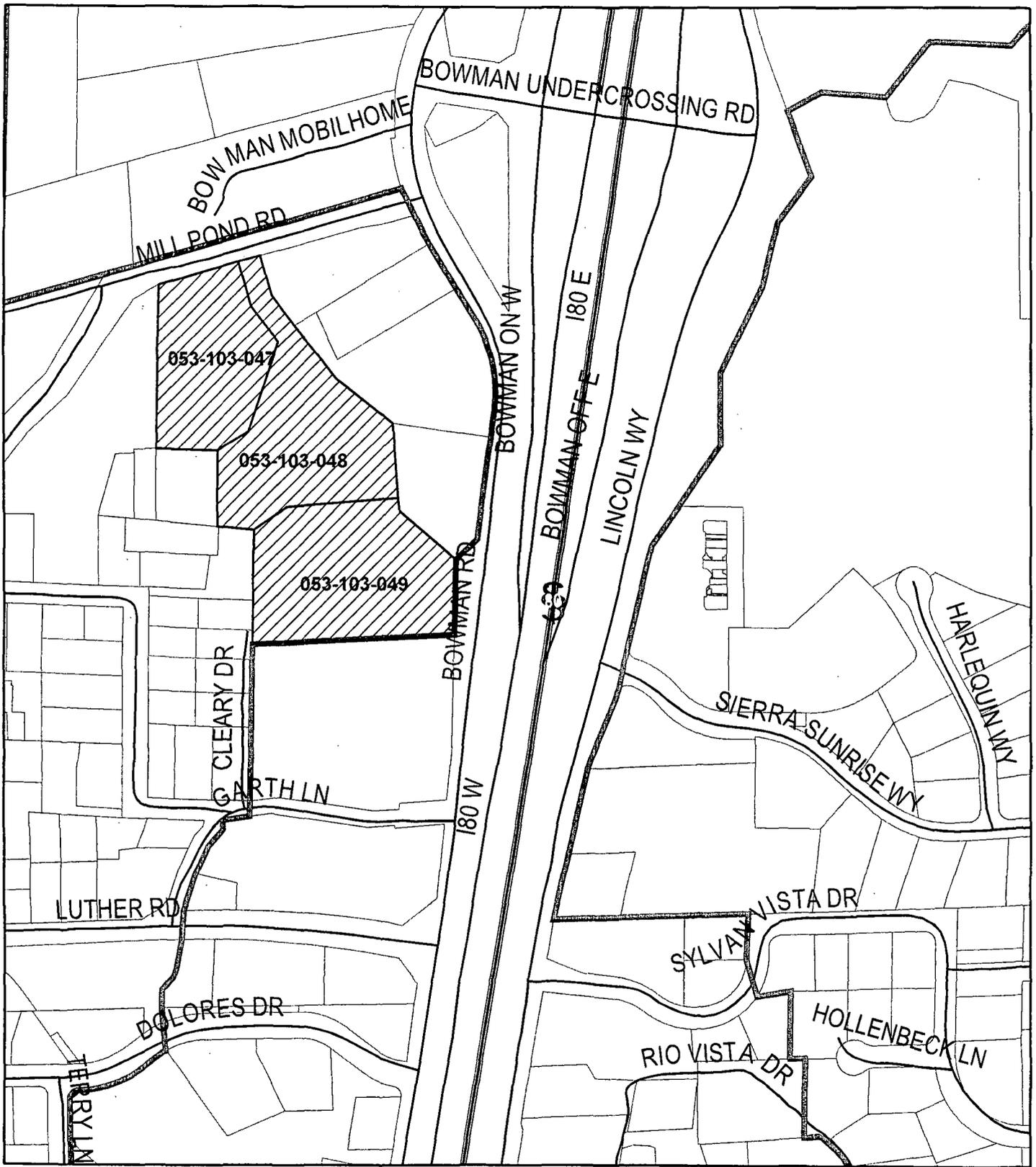
NOW, THEREFORE, BE IT RESOLVED, that the Agency Board hereby declares that the Hilltop Center satisfies the definition of a Blighted Area, as defined in 33030 (a), (b), and (c) of the California Health and Safety Code.

BE IT FURTHER RESOLVED, the Hilltop Center, like the North Auburn Redevelopment Project area, has many of the same characteristics of blight—that is, undersized and inadequate infrastructure, parcels with challenging topographic conditions, and deferred maintenance of buildings and grounds;

BE IT FURTHER RESOLVED, that the area along Bowman Road between Luther Road and Mill Pond Road, known as Hilltop Center, is deemed as a location of Area Blight;

BE IT FURTHER RESOLVED, that the Agency finds that the proposed development of the Hilltop Center would be of benefit to the North Auburn Redevelopment Project Area; and

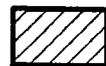
BE IT FURTHER RESOLVED, that the Agency hereby authorizes the Chief Assistant CEO—Redevelopment Director or designee to execute any Agreements or other documents, in relation to this Area Blight designation on behalf of the Agency.



HILLTOP CENTER



RDA Project Area



Hilltop Center Site

