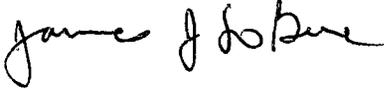


PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Thomas M. Miller, County Executive Officer
James LoBue, Deputy Director Redevelopment 
DATE: July 12, 2011
SUBJECT: Multi-Purpose Trail Easements and Landscape Maintenance Agreements for the North Auburn Highway 49 Streetscape Project

ACTION REQUESTED

Adopt a resolution authorizing the Director of Public Works to execute multi-purpose trail easements and landscape maintenance agreements for the North Auburn Highway 49 Streetscape Improvement project.

BACKGROUND

In 2009, the Redevelopment Agency (Agency) Board approved a Master Plan for streetscape improvements in the Highway 49 corridor of the North Auburn Redevelopment Project Area. At that time, the Agency also began design of a first phase of improvements. The Agency has now finalized the design for the Phase I project utilizing Bennett Engineering. Final plans include new sidewalks, landscape, curb and gutter, a prefabricated pedestrian bridge, and retaining walls (hardscape) as needed on the east side of Highway 49 between New Airport Road and Education Street.

At a prior meeting on June 7, 2011, your Board authorized the Director of Public Works to execute a State Highway 49 Right of Way Landscape Maintenance Agreement with Caltrans to cover the ongoing maintenance of constructed improvements. This request will move the responsibility for maintenance of the landscape improvements from the County to private property owners. The Director of Public Works would be authorized to sign the landscape maintenance agreements with the private property owners. In addition, the County would retain the responsibility to maintain hardscape improvements for the Highway 49 Streetscape. The Director of Public Works would be authorized to sign the agreements with private property owners to insure the County has the authority to enforce the required maintenance of the public improvements installed by the Agency. Maintenance costs are projected to be nominal for the hardscape features. The Landscape Maintenance Agreements will go into effect once they are signed and the Multi-Purpose Trail Easement when it is recorded.

ENVIRONMENTAL

A Mitigated Negative Declaration for the project was prepared in compliance with the California Environmental Quality Act for Phase I and adopted by the Agency Board on July 13, 2010. The

Notice of Determination was posted July 21, 2010. The Agency also undertook review pursuant to the National Environmental Policy Act which resulted in a determination of Categorically Excluded and the review was certified May 17, 2010.

FISCAL IMPACT

The Agency will be funding all construction costs. Phase I construction costs will be financed with already budgeted tax increment and tax allocation bond proceeds from the North Auburn Redevelopment Project Area. There is a long term fiscal impact to the County's General Fund and/or Road Fund based on the county's maintenance of the hardscape improvements into the future. Potential County costs would include any costs of maintaining the sidewalk, retaining walls, curb and gutter, interpretive panels, and pedestrian bridge. Any future landscape maintenance costs would be borne by the individual property owners, whose obligation will be secured with recorded landscape maintenance agreements.

Attachment: Resolution
Map
Draft Landscape Maintenance Agreement and Multi-Purpose Trail Easement on file with the Clerk of the Board's Office.

cc: Karin Schwab, Deputy County Counsel

**Before the Placer County
Board of Supervisors
County of Placer, State of California**

In the matter of:

Authorizing the Director of Public Works to execute Multi-Purpose Trail Easements and Landscape Maintenance Agreements for the North Auburn Highway 49 Streetscape Improvement Project

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution _____ was duly passed by the Board of Supervisors 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, Board of Supervisors

WHEREAS, the Redevelopment Plan for the North Auburn Redevelopment Project Area (Project Area) was adopted by the Placer County Board of Supervisors on June 24, 1997 by Ordinance No. 4832-B and as subsequently amended from time to time;

WHEREAS, the Redevelopment Agency (Agency) is responsible for administering the Redevelopment Plan to effectuate redevelopment efforts within the Project Area;

WHEREAS, the Agency Board has approved a Master Plan for streetscape improvements within the State Highway 49 corridor in the Project Area;

WHEREAS, the Agency Board has determined the proposed Highway 49 Streetscape Phase I Project (Project) would contribute to the Agency's achievement of the redevelopment goals including the removal of blight, improvement of substandard infrastructure, and support the local business community;

WHEREAS, without redevelopment assistance, the proposed improvements would not occur or be significantly delayed;

WHEREAS, in compliance with the California Environmental Quality Act, on July 13, 2010, the Agency prepared and adopted a Mitigated Negative Declaration for the proposed physical improvements of the Project, the Notice of Determination was posted July 21, 2010. A review under the National Environmental Policy Act resulted in a determination of Categorically Excluded was certified May 17, 2010;

WHEREAS, Placer County proposes to maintain hardscape improvements installed by the Agency;

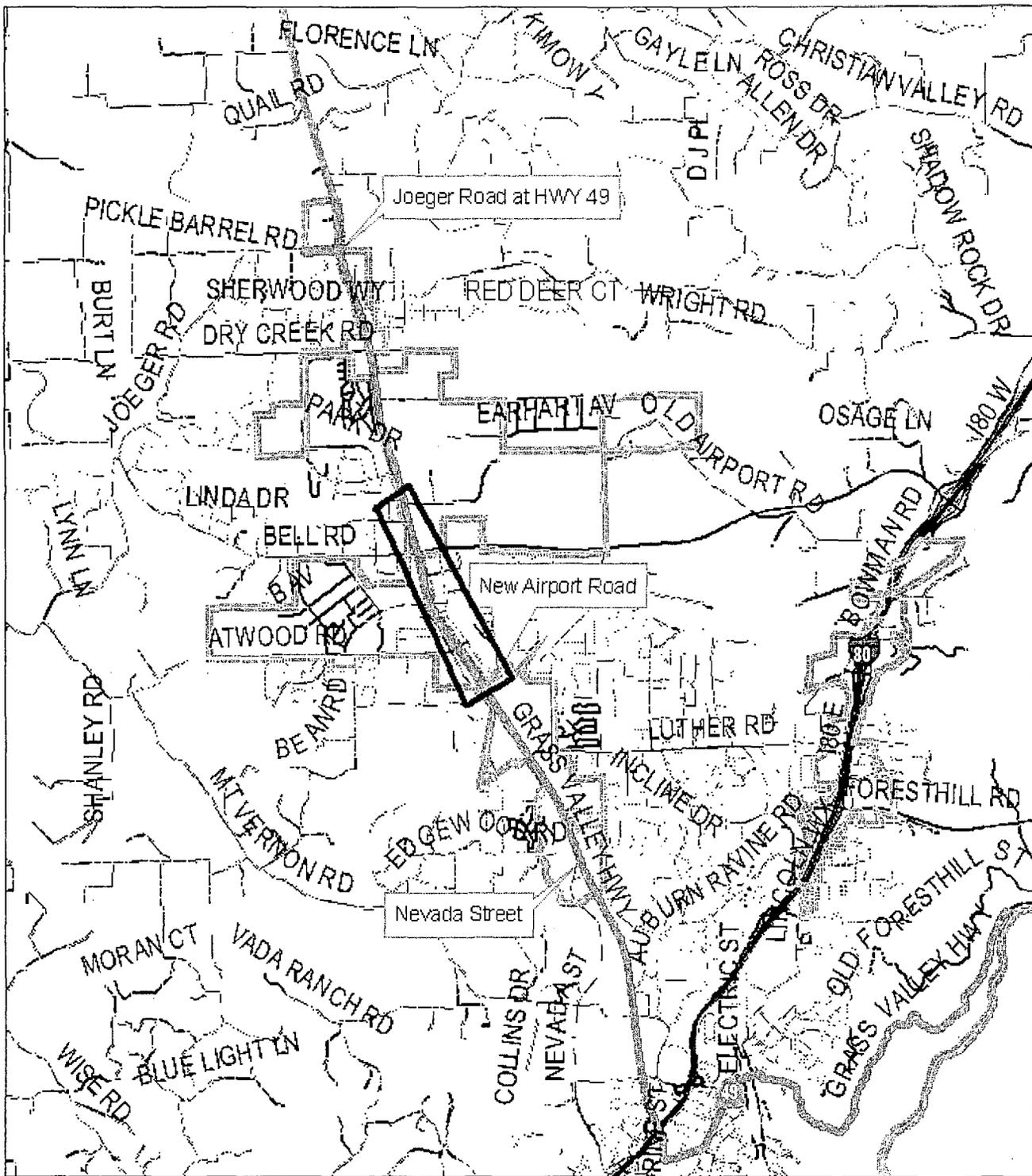
WHEREAS, landscape maintenance agreements between the County and private property owners are proposed to require owners to maintain the landscape improvements;

WHEREAS, Multi-Purpose Trail Easements between the County and private property owners are proposed to allow the County to install and maintain the hardscape improvements; and

WHEREAS, easement documents and landscape maintenance agreements are required to begin construction of the Project and ensure maintenance by private property owners of landscape and the County for hardscape.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors authorizes the Director of Public Works to execute the Multi-Purpose Trail Easements and Landscape Maintenance Agreements on behalf of the County.

BE IT FURTHER RESOLVED, by the Board of Supervisors, that this Resolution shall become effective immediately upon adoption.



Phase 1

Highway 49 Streetscape Project
Master Plan Boundaries
Joeeger Road to Nevada Street
Phase 1 of Project
Education Street to New Airport Road



