

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

**TO:** Honorable Members of the Redevelopment Agency Board  
**FROM:** Richard E. Colwell, Deputy CEO—Redevelopment Director *RE Colwell*  
James LoBue, Deputy Director  
**DATE:** February 26, 2008  
**SUBJECT:** Approve a Resolution Designating Rock Creek Plaza in North Auburn as a Location of Area Blight.

---

**ACTION REQUESTED**

Approve a resolution designating Rock Creek Plaza as a location of Area Blight.

**BACKGROUND**

To facilitate the application of an Over the-Counter Community Development Block Grant to redevelop Rock Creek Plaza, located at the southeast corner of Highway 49 and Bell 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 Community Development Block Grant 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.

This action will not annex this area into the North Auburn Redevelopment Area (Redevelopment Area). However, this project is immediately adjacent to two sides of 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 lots and buildings,
- Undersized and inadequate infrastructure,
- Lots of irregular shape, inadequate size, and under multiple ownership,
- Low lease rates and high business turnovers, and
- Deferred maintenance of commercial buildings and grounds.

Rock Creek Plaza 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 is an exempt activity from National Environmental Policy Act, under U. S. Department of Housing and Community Development Environmental Review procedures, 24 CFR Part 58, Section 58.34.

**STAFF RECOMMENDATION**

Adopt a resolution designating Rock Creek Plaza as a location of Area Blight.

Attachments: Map  
Resolution

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 Rock Creek Plaza 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 redevelopment of the Rock Creek Plaza would contribute towards the Agency's achievement of the redevelopment goals of the Redevelopment Project Plan for North Auburn; and

WHEREAS, Rock Creek Plaza is directly adjacent to the North Auburn Redevelopment Project Plan Area and redevelopment of the same could serve as a catalyst for improvement of other areas within the Redevelopment Project Plan area; and

WHEREAS, without redevelopment assistance, the current trends indicate that the Rock Creek Plaza area would remain in its present state or further deteriorate; and

WHEREAS, the conditions of the Rock Creek Plaza 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 Rock Creek Plaza satisfies the definition of a Blighted Area, as defined in 33030 (a), (b), & (c) of the California Health and Safety Code.

BE IT FURTHER RESOLVED, Rock Creek Plaza, like the North Auburn Redevelopment Project area, has many of the same characteristics of blight—that is, undersized and inadequate infrastructure, low lease rate and high business turnovers, and deferred maintenance of buildings and grounds; and

BE IT FURTHER RESOLVED, that the southeast corner of Highway 49 and Bell Road in North Auburn, known as Rock Creek Plaza, is deemed as a location of Area Blight; and

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



Rock Creek Plaza



