

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Richard E. Colwell, Chief Assistant CEO - Redevelopment Director *REC*
James LoBue, Deputy Director
DATE: February 26, 2008
SUBJECT: Adopt a Resolution to Authorize a 2007-2008 Community Development Block Grant, Over-the-Counter Application in the Amount of Up to \$2,000,000 for Rock Creek Plaza Public Improvements in North Auburn.

ACTION REQUESTED

Adopt a resolution to authorize a 2007-2008 Community Development Block Grant (CDBG), Over-the-Counter (OTC) application in the amount of up to \$2,000,000 for Rock Creek Plaza public improvements in North Auburn.

BACKGROUND

The California Department of Housing and Community Development (IICD) manages an OTC Economic Development grant program. The program can fund public improvements which support private development that creates new jobs. The OTC program has a \$2,500,000 annual limit, per local jurisdiction. The Rock Creek Plaza shopping center in North Auburn is planning a significant series of exterior renovations, updates and improvements. It is proposed that Placer County (County) apply for an OTC grant of up to \$2,000,000 to fund the public improvements associated with the project. Rock Creek Plaza will create at least 58 full time jobs and the renovations, including the public improvements, will cost approximately \$9,000,000.

Rock Creek Plaza, located at the southeast corner of Highway 49 and Bell Road, was originally built in 1980. It has never been substantially remodeled or updated. The project applicant proposes to update the plaza with the following private improvements:

- New facades and architectural treatments for existing anchors, shops, and pad buildings,
- 30,703 square foot expansion of K-Mart,
- 17,252 square foot new pad and building for Rite Aid's relocation,
- An increase in commercial space from 212,183 to 265,500 square feet,
- Parking spaces increased from 871 to 954, and
- Improved drainage systems.

The project applicant also proposes to construct the following public improvements, to be funded by the CDBG OTC grant:

- Widening and reconfiguration of Highway 49 adjacent to the project,
- Improved landscaping, pedestrian and bicycle pathways on Highway 49, Bell Road, and Quartz Drive,
- Improved shelters for public transit on Quartz Drive,
- Improved lighting along the pedestrian and bicycle pathways on Quartz Drive, and
- Repaving of Quartz Drive.

FISCAL IMPACT

Improvements to the private property will result in reassessment of the property and increased property tax revenue to County. The cost of the public improvements will be paid by the Federal grant passed through the State. Maintenance of the improvements will be the ongoing responsibility of the shopping center property owners.

ENVIRONMENTAL STATUS

In compliance with the California Environmental Quality Act, on August 2, 2007, the County prepared and adopted a Mitigated Negative Declaration for the proposed physical improvements and expansion of the Rock Creek Plaza project. The action of applying for this grant does not trigger the requirements of the National Environmental Policy Act ("NEPA"), however the release of funds does. County staff is currently working on the environmental assessment to comply with NEPA. This analysis as well as the request for and issuance of a Finding of No Significant Impact will be completed prior to the release of funds for the project.

STAFF RECOMMENDATION

Adopt a resolution to authorize a 2007-2008 CDBG, OTC application in the amount of up to \$2,000,000 for the Rock Creek Plaza public improvements in North Auburn.

Attachments: Resolution
Map of Site

cc: Karin Schwab, Deputy County Counsel

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

In the matter of:

Authorizing a 2007-2008 Community Development Block Grant, Over-the-Counter application in the amount of up to \$2,000,000 for Rock Creek Plaza public improvements in North Auburn.

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.

Chair, Board of Supervisors

Attest:

Clerk of the Board

WHEREAS, public hearings were held by the Placer County Board of Supervisors on July 30, 2007 and February 26, 2008 to inform area residents and property owners and other interested persons of the scope of the 2007-2008 Community Development Block Grant (CDBG), Over-the-Counter (OTC) Economic Development Program and to seek input from the public regarding other potential activities; and

WHEREAS, the County of Placer has prepared an application for CDBG funding for the purpose of constructing public improvements in the support of its Economic Development Program; and

WHEREAS, the proposed OTC Grant application was prepared in compliance with federal statutes and state regulations in the preparation of the application, including citizen participation requirements.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors, County of Placer, approves submission to the State Department of Housing and Community Development, an application for up to \$2,000,000 in CDBG funds, to be used for Rock Creek Plaza public improvements in North Auburn.

BE IT FURTHER RESOLVED, by the Board of Supervisors of the County of Placer, that if the application is approved, the Deputy CEO-Redevelopment Director and/or his designee is hereby authorized and empowered to execute for the County of Placer all necessary application contracts, grant agreements, and amendments thereto with the State of California to implement and carry out the purpose specified for the CDBG application for the above noted OTC Grant, including all understandings and assurances contained therein.



Rock Creek Plaza



