

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS

DATE: April 17, 2007

FROM: KEN GREHM¹⁰⁵ / KEVIN ORDWAY

SUBJECT: STATE ROUTE 49 / HULBERT WAY IMPROVEMENTS PROJECT

ACTION REQUESTED / RECOMMENDATION

It is requested that the Board:

1. Conduct a public hearing to consider adoption of a new Development Fee for the SR49/Hulbert Way Improvement Project;
2. Make findings relative to implementation of the fee and adopt the attached resolutions implementing the addition of the SR49/Hulbert Way Improvement Project fee program;
3. Adopt a Resolution approving an agreement with the Redevelopment Agency for Public Works to provide project and construction management services for the project; and
4. Approve the project plans and specifications, authorize the Chairman of the Board to sign the cover sheet, and authorize the Department of Public Works to advertise for bids for the SR 49/Hulbert Way Improvements Project.

BACKGROUND/SUMMARY

In June 2005, the County was awarded a \$1,888,397 grant from the State of California, Community Development Over-the-Counter Block Grant (CDBG) program for the administration and construction of the SR 49/Hulbert Way Improvement Project (Project). The Project site is located on State Highway 49 from Luther Road to Kemper/New Airport Road located in North Auburn. This Project will widen State Highway 49 from 4 lanes to 6 lanes of through traffic and construct a new traffic signal and related left and right turn lanes at Hulbert Way. The Project has been coordinated and will match the Caltrans Safety Operations Project being constructed concurrently to help alleviate traffic congestion on this portion of Highway 49. The Project is ready for construction and Public Works is requesting authorization to advertise for bids as well as approving the plans and specifications. Construction is anticipated to begin this year and completed early in 2008.

The Project will provide adequate access to Highway 49 for properties on both sides of the highway and a new signalized intersection at Hulbert Way. The Project will support the construction of new commercial and retail development along Highway 49.

As a condition of the CDBG funds, property owners who specifically benefit from the Project are required to reimburse the County for their share of the Project costs at the time of development. Any funds collected by the County are to be used as CDBG program income.

Development Fee

Government Code 66000 et seq. requires that the local agency demonstrate a reasonable relationship between the amount of the fee and the cost of the public facility, or portion of the public facility attributable to the type of development on which the fee is imposed. Consistent

with Government Code 66000, the method of spreading the cost to potential development was based on:

- Specific project elements that serve each parcel; and
- Anticipated vehicle trip generation created by new development.

The Allocation Plan (Exhibit A) contains a map depicting depicts those parcels which may develop in the future and if developed would benefit from the Project. Exhibit A also describes how the proposed development fee was determined. The development fee will range from \$47,990 to \$501,606. The annual fee shown is the maximum charge that may be levied. Actual fee will be based on the methodology found in the Allocation Plan.

PARCEL NUMBER	ACREAGE	DEVELOPMENT FEE
052-102-016	10	\$501,606
052-102-012	7.64	\$366,573
052-102-013	7.00	\$336,322
052-102-017	3.90	\$186,845
052-102-015	3.8	\$182,363
052-102-014	1	\$47,990
052-102-051	3.6	\$147,593
052-310-064 (was previously 052-310-059)	3.9	\$283,104
Total		\$2,236,342 (rounded)

Interagency Project Management Agreement

Public Works also seeks approval to enter into an Interagency Project Management Agreement with the Redevelopment Agency in a not to exceed amount of \$4,000,000. This agreement allows Public Works to provide project and construction management support of the Project to the Agency including the procurement of a Construction Contractor with funding provided by the Agency.

ENVIRONMENTAL

The Planning Commission approved the Environmental Impact Report for Auburn Plaza (EIAQ 3697) on April 14, 2005 which included the proposed project as a required mitigation measure. A Finding of No Significant Impact for the project was determined under the National Environmental Protection Act. The action to establish a fee program is statutorily exempt from the California Environmental Quality Act pursuant to Title 14 California Code of Regulations Section 15273 (A)(4) and Public Resources Code Section 21080 (B)(8) as it establishes rates and charges for the purpose of obtaining funds for capital projects.

FISCAL IMPACT

The total project costs are estimated at approximately \$3,783,855 (rounded) for the SR 49 /Hulbert Way Improvement Project and will be funded through various funding sources as follows:

Funding Sources:

• Community Development Block Grant	\$1,752,397
• Existing Developer Contributions	\$183,945
• Redevelopment Tax Increment	\$1,547,513
• Auburn Plaza Developer	<u>\$300,000</u>
Total:	\$3,783,855 (rounded)

There is no impact to the County's General Fund. The County CDBG grant totaled \$1,888,397 of which \$136,000 is available for grant administration and \$1,752,397 is available for Project costs. The Redevelopment Agency received a \$1,500,000 loan from the State of California, Infrastructure and Economic Development Bank (IBank) to fund the construction costs of this Project. The IBank loan is in secured by Redevelopment Agency tax increment proceeds generated from the North Auburn Redevelopment Project Area. Remaining project funds are derived from Redevelopment Agency budgeted tax increment funds. Existing developer contributions are derived from previous payments made by Auburn Honda (\$162,000) when they developed their site) and Magnussen Dodge (\$21,912) when they remodeled and expanded their business.

Future reimbursements received from properties subject to the Development Fee will be returned to the County's CDBG program income account to be utilized for programs and projects such as business assistance, first time homebuyer, and housing rehabilitation programs.

Attachments: Location Map
Exhibit A – Allocation Plan
Resolutions

A copy of the Project Management Agreement is on file with the Clerk of the Board.

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EXHIBIT A

STATE ROUTE 49/HULBERT WAY IMPROVEMENT PROJECT ALLOCATION PLAN

Purpose

The purpose of this Allocation Plan is to spread the costs of certain public infrastructure to be constructed by the County of Placer near the intersection of State Route 49 and Hulbert Way to the properties benefiting from such improvements. The purpose of the infrastructure is to mitigate impacts of proposed development on the Highway 49 corridor between Luther Road and the Union Pacific Railroad Overcrossing. The County is funding the improvements in part with Community Development Block Grant ("CDBG") funds from the State of California. The County is required to meet all guidelines, objectives and regulations of the applicable State and federal agencies regarding the use of the CDBG funds. The national objective to be met with the installation of the infrastructure is the elimination of blight.

The County will impose the requirement to pay the allocated costs set forth below on each benefited property as a mitigation fee at the time the owners or tenants of the benefited properties request issuance of a building permit for the benefited property. Owners or tenant businesses that have not yet paid their allocation costs will have the option to pay those costs either (i) in full in cash at the time they obtain their building permit; or (ii) to pay approximately one-third of the allocated costs in cash and enter into a Loan Agreement for the remainder of the allocated costs as described in more detail below. The allocated costs to each benefited property are determined in proportion to the benefit that each potential development received a discussed below, and shall be payable when a property is approved for development.

Area of Benefit

The area of benefit was determined to be those properties deemed to be directly served by Highway 49 between Luther Road and the Railroad Overcrossing. Only those parcels that are currently vacant or deemed to be underutilized are considered candidates for future cost reimbursement. These parcels include:

PARCEL NUMBER	ACREAGE	DEVELOPMENT FEE
052-102-016	10	\$501,606
052-102-012	7.64	\$366,573
052-102-013	7.00	\$336,322
052-102-017	3.90	\$186,845
052-102-015	3.8	\$182,363
052-102-014	1	\$47,990
052-102-051	3.6	\$147,593
052-310-064 (was previously 052-310-059)	3.9	\$283,104
Total		\$2,236,342 (rounded)

The remaining parcels within the area of benefit have been substantially developed and there is no mechanism to obtain future reimbursement. In addition, only half of parcel 052-310-064 (was previously APN 052-310-059) is vacant and considered a candidate for reimbursement. Parcel 052-102-015 does have a commercial building, but is included for future reimbursement since it has been deemed that the property is underutilized and will eventually develop into a higher more intensive use.

Two developments have recently been completed. Auburn Honda (APN 052-101-010, 038-101-002, 038-051-001) and Magnussen Dodge (APN 052-310-060) have both already contributed \$162,033 and \$21,912 respectively for future improvements on SR49. These monies are being held by the County to be used for construction of the infrastructure.

Method of Spread

In general, the method of spreading cost to potential future development was based on:

- Specific project elements that serve each parcel.
- Anticipated vehicle trip generation created by new development.

Specific Project Elements that Serve Each Parcel

As shown in attached Exhibit A, all parcels were deemed to benefit from the northbound and southbound Highway 49 mainline improvements as well as the traffic signal at Hulbert. Therefore all parcels participate in their proportionate share of costs for those improvements.

Costs of other project elements are only spread to parcels that have direct access to these elements in accordance with their proportionate share as shown in Exhibit A.

Anticipated Vehicle Trip Generation Created by New Development

A parcel's proportionate share of the cost of the Improvements for a particular project element is based on the parcel's pro rata share of trips generated as compared with the other parcels that will be benefited by the particular element. Trip generation is estimated by a trip designation rate (based on typical commercial land use) multiplied by the parcel acreage.

Payment Plan

As a result of this analysis, the allocation of the costs for each parcel is set forth in the attached Exhibit A. The County Planning Department and Building Department will require the owner or business tenant of each benefited property pay the allocated costs as set forth on Exhibit A as a mitigation fee at the time the owners or tenants of the benefited properties request issuance of a building permit for the benefited property.

Owners or tenant businesses that have not yet paid their proportionate costs will have the option to pay those costs either (i) in full in cash at the time they obtain their building permit; or (ii) to pay the amount set forth in Exhibit A (approximately one-third (1/3) of the allocated costs) in cash and enter into a loan agreement with the County for the remainder of the allocated costs. The loan agreement will provide that the amount set forth in Exhibit A for such property (about one-third (1/3) of the costs allocated to the property) will be paid in cash, the amount set forth in Exhibit A for such property (about one-third (1/3) of the costs allocated to the benefited property) will be paid as a loan and the amount set forth in Exhibit A for such property (about one-third (1/3) of the costs allocated to the benefited property) will be paid as a forgivable loan. The forgivable loan portion will not need to be repaid if the owner/business tenant creates full-term jobs within one-year of completion of the improvements at the ratio of 1 job per every \$35,000 of CDBG funds used for the infrastructure project as allocated to that property. Such allocation shall be determined by multiplying the total amount of CDBG funds used for the project by the percentage share for such property as indicated in Exhibit A. The loan portion shall accrue simple interest at three percent (3%) annually and the one-fifteenth (1/15th) of the principal plus interest shall be repaid each year over the fifteen (15) year term of the loan. The loan shall be evidenced by a note and secured by a deed of trust on the benefited property.

Negotiations

The County staff has met with the affected property owners on several occasions. County staff will continue its discussions with the owners. The County staff will document all such meetings and negotiations efforts and results in writing and maintain such records in the infrastructure project files.



Auburn Plaza

 Underdeveloped Parcels Included
in Fair Share Allocation Plan

1 inch equals 400 feet

EXHIBIT "A"

Construction Cost Estimate for SR 49/Hubert Way

Name	APN	Size	Trips	EIR (4.1f)		EIR (4.1f)		Signal	S/B Right	Retail Drive	Hubert	Total	Revised Total	
				N/B Thru	S/B Thru	First N/B Right	Second N/B Right							
Construction Cost														
Contingency				\$ 442,935	\$ 1,198,584	\$ 29,850	\$ 66,294	\$ 306,667	\$ 45,917	\$ 265,610	\$ 281,898	\$ 2,809,555		
Engineering				\$ 66,440	\$ 179,788	\$ 4,478	\$ 10,244	\$ 46,000	\$ 6,888	\$ 38,341	\$ 39,255	\$ 391,433		
Future Dollars				\$ 110,734	\$ 299,646	\$ 7,463	\$ 17,074	\$ 76,667	\$ 11,479	\$ 63,902	\$ 65,424	\$ 652,388		
				\$ 22,147	\$ 58,929	\$ 1,493	\$ 3,415	\$ 15,333	\$ 2,298	\$ 12,780	\$ 13,095	\$ 130,478		
				\$ 642,256	\$ 1,737,945	\$ 43,283	\$ 99,027	\$ 444,667	\$ 66,580	\$ 370,634	\$ 379,462	\$ 3,783,854	\$ 3,783,854 -	
													\$ 9,599,909	
														\$ 1,547,513
Eastside														
Plaza	052-102-016	10	5,596	\$ 164,845	\$ 446,586	\$ 31,825	\$ 26,808	\$ 109,909		\$ 111,168		\$ 891,141	\$ 507,606	
49 Assoc	052-102-012	7.64	4,275	\$ 125,942	\$ 341,191		\$ 20,481	\$ 83,971		\$ 84,932		\$ 656,517	\$ 366,573	
	052-102-013	7.00	3,917	\$ 115,392	\$ 312,610		\$ 18,765	\$ 76,936		\$ 77,818		\$ 601,521	\$ 336,322	
	052-102-017	3.90	2,182	\$ 64,290	\$ 174,168		\$ 10,455	\$ 42,865		\$ 43,355		\$ 335,133	\$ 186,845	
Mill Office	052-102-015	3.8	2,126	\$ 62,841	\$ 169,703		\$ 10,187	\$ 41,765		\$ 42,244		\$ 326,540	\$ 182,363	
Mill Site	052-102-014	1	560	\$ 16,485	\$ 44,659		\$ 2,681	\$ 10,991		\$ 11,117		\$ 85,932	\$ 47,890	
Duff	052-102-019	3.6	2,015	\$ 59,344	\$ 160,771	\$ 11,457	\$ 9,651	\$ 39,567				\$ 280,790	\$ 147,593	
* Honda	038-101-002	6*	1,124	\$ 1,034	\$ 1,035			\$ 15,778	\$ 13,059		\$ 131,727	\$ 162,033	\$ 162,033	
	038-051-001													
* Dodge/Nissan	052-310-060	2.7	152	\$ 140	\$ 140			\$ 2,052	\$ 1,766		\$ 17,814	\$ 21,912	\$ 21,912	
Duff	052-310-058	3.9	1,091	\$ 32,145	\$ 87,084			\$ 21,432	\$ 51,755		\$ 229,921	\$ 422,337	\$ 283,104	
			23,039	\$ 642,256	\$ 1,737,945	\$ 43,283	\$ 99,027	\$ 444,667	\$ 66,580	\$ 370,634	\$ 379,462	\$ 3,783,854	\$ 2,236,341	

Contingency = 15%
Engineering = 25%
Future Dollars = 5%

All trips based on 559.6 trips per acre (Plaza's rate), except Auburn Honda which is based on estimated trip generation
Half of Duff's westside 3.9 acres is vacant.
Very little additional traffic on magnussen's westside
Final numbers for Nissan (152) based on DSA submittal
Costs are based on Prevailing Wage/Davis-Bacon Labor Rates.

* These Parcels payed the amounts shown and were thereby relieved of future contribution to the zone of benefits

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

In the matter of:

Approve documents which provide the basis for the
SR49/Hulbert Way Road Improvement Project Fee Program

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 April 17, 2007,

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

BE IT RESOLVED by the Placer County Board of Supervisors as follows:

WHEREAS, the County of Placer (County) is administering a State of California Community Development Block Grant Over-The-Counter program grant (CDBG) for public improvement and the Placer County Redevelopment Agency (Agency) has applied for and received a loan from the State of California Infrastructure and Economic Development Bank to finance the costs of the SR49/Hulbert Way road improvement project (Project); and

WHEREAS, the Project consists of road widening, turn lanes, installation of a traffic signal, drainage improvements and retaining walls primarily along State Highway 49 between Luther Road and New Airport Road, and roadway improvements located along Hulbert Way; and

WHEREAS, the Project will assist in the elimination of blight in that it attracts new commercial activity and creates new jobs. The project will assist in the development of underdeveloped or poorly developed areas, that are under utilized, or improperly utilized and to improve access and circulation; and

WHEREAS, as a condition of receipt of the CDBG funds, the County is required to implement a Development Fee program; and

WHEREAS, the Development Fee calculates the obligation of each property owner within an area of benefit for the Project to repay the CDBG funds used to construct the Project; and

WHEREAS, the Planning Commission of the County of Placer approved the Environmental Impact Report for the Auburn Plaza project (EIAQ-3697) on April 14, 2005 in which the Project was determined to satisfy needed mitigation measures to the Auburn Plaza development. Findings of No Significant Impact were determined for the Project under National Environmental Policy Act (NEPA) guidelines. This administrative action does not constitute a project under California Environmental Quality Act Guidelines, Section 15061(b)(3); and

WHEREAS, the action to establish a fee is statutorily exempt from the California Environmental Quality Act pursuant to Title 14 California Code of Regulations Section 15273 (A)(4) and Public Resources Code Section 21080 (B)(8) as it establishes rates and charges for the purpose of obtaining funds for capital projects; and

WHEREAS, these documents provide the basis for development of the SR49/Hulbert Way Road Improvement Project development fee and documents the general nexus between the fee that would be applied and the cost of facilities needed to serve new development.

NOW, THEREFORE, BE IT RESOLVED by the Placer County Board of Supervisors (Board) that after due consideration of the facts presented, the findings including but not limited to the environmental findings regarding this action, as stated in the staff report that accompanies this resolution are approved.

BE IT FURTHER RESOLVED by the Board that the SR 49 / Hulbert Way improvement project allocation plan is hereby adopted and approved as the basis for setting the SR49/Hulbert Way Road Improvement Project development fee.

BE IT FURTHER RESOLVED by the Board that this resolution shall become effective immediately upon adoption.

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

In the matter of:

Adopt a Resolution Setting the SR49/Hulbert Way Road
Improvement Project Development Fee

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 April 17, 2007,

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

BE IT RESOLVED by the Placer County Board of Supervisors as follows:

WHEREAS, the County of Placer (County) received a \$1,888,397 State of California Community Development Block Grant Over-The-Counter program grant (CDBG) for public improvement to finance a portion of the costs of the SR49/Hulbert Way road improvement project (Project); and

WHEREAS, the Project consists of road widening, turn lanes, installation of a traffic signal, drainage improvements and retaining walls primarily along State Highway 49 between Luther Road and New Airport Road, and roadway and landscaping improvements located along Hulbert Way; and

WHEREAS, the Project will assist in the elimination of blight in that it attracts new commercial activity and creates new jobs. The project will assist in the development of underdeveloped or poorly developed areas, that are under utilized, or improperly utilized and to improve access and circulation; and

WHEREAS, as a condition of receipt of the CDBG funds, the County is required to implement a Development Fee program; and

WHEREAS, notice of the public meeting and a general explanation of the matter to be considered were duly published two times within ten (10) days according to California Government Code Section 6062a; and

WHEREAS, following a public hearing at which oral and / or written presentations were made as part of a regularly scheduled meeting; and

WHEREAS, a detailed fiscal and engineering analysis was provided to Public Works which documented the relationship between the development fee and vacant and / or underutilized parcels which may derive benefit from the SR 49 / Hulbert Way Improvement Project;

WHEREAS, these reports were available for public inspection and review for more than then (10) days prior to this public hearing; and

WHEREAS, California government Code Section 66000, et. seq., requires the local agency to demonstrate a reasonable relationship between the amount of the SR 49 / Hulbert Way Improvement Project fee and the cost of the public facility of portion of the public facility attributable to the type of development on which the fee is imposed.

NOW, THEREFORE, BE IT RESOLVED by the Placer County Board of Supervisors (Board) that after due consideration of the facts presented, the findings including but not limited to the environmental findings regarding this action, as stated in the staff report that accompanies this resolution are approved.

BE IT FURTHER RESOLVED by the Board to make the following findings:

1. That in order to meet the requirements of Government Code Section 66000, et. seq., and to establish a nexus as provided by law, a methodology utilizing parcel acreage, zoning, and estimated trip generation was used. The methodology as set forth in the staff report, is consistent with Government Code Section 66000 et. seq.
2. The purpose of the SR 49 / Hulbert Way Improvement Project development fee is to recapture a portion of the funds used to construct the project pursuant to guidelines, rules, and applicable regulations of the CDBG funds.
3. After considering the analysis provided for in the SR 49 / Hulbert Way improvement project allocation plan, and the testimony received at the public hearing, the Board of Supervisors approves and adopts the analysis by reference herein, and further finds that the future development on assessor parcels 052-102-016, 052-102-012, 052-102-013, 052-102-017, 052-102-015, 052-102-014, 052-102-051, and 052-310-064 may benefit from the Project.
4. As future development occurs on these assessor parcel numbers, such development will derive a benefit from the Project.
5. The proposed reimbursements are based on assumptions as to what development may take place and sets the maximum reimbursement that may be asked of a property owner and / or tenant. Actual future reimbursements may be less based on the actual benefit received or not applicable if a property rezones to a different use and / does not receive a benefit or receives a lesser benefit from the Project.
6. That pursuant to Title 14 California Code of Regulations, §15273 (a) (4), this action is statutorily exempt from California Environmental Quality Act, as it establishes rates and charges for purposes of reimbursing the County for a portion of the Project costs.

7. Pursuant to this resolution, a development fee for the SR 49 / Hulbert Way Improvement Project shall be charged for development or as otherwise provided in the enabling resolution on assessor parcel numbers 052-102-016, 052-102-012, 052-102-013, 052-102-017, 052-102-015, 052-102-014, 052-102-051, and 052-310-064. The fee shall be determined by the fee schedule as set forth in Exhibit A attached hereto and incorporated by reference herein.
8. Owners or tenant businesses who develop on assessor parcel numbers 052-102-016, 052-102-012, 052-102-013, 052-102-017, 052-102-015, 052-102-014, 052-102-051, and 052-310-064 that have not yet paid their development fee will have two options to pay the development fee. Option one is to pay the Development Fee in its entirety at the time of building permit issuance for any development which occurs on the Property in conformance with the aforementioned trip generation and zoning designations. Option two is to pay the development fee in three parts: approximately one-third (1/3) of the allocated costs in cash at the time of building permit issuance and enter into a Loan Agreement with the County for the remainder of the allocated costs. The Loan Agreement will provide that the amount set forth in the aforementioned table for the affected property in which one-third (1/3) of the costs allocated to the parcel will be paid in cash, about one-third (1/3) of the costs allocated to the benefited property will be repaid as a loan. The loan portion shall accrue simple interest at three percent (3%) annually and the one-fifteenth (1/15th) of the principal plus interest shall be repaid each year over the fifteen (15) year term of the loan. The loan shall be evidence by a note and secured by a deed of trust on the benefited property. Lastly, about one-third (1/3) of the costs allocated to the benefited property will be paid as a forgivable loan, forgiven at the rate of \$35,000 for each full-time equivalent job created by the development.
9. Future reimbursements received from properties subject to the Development Fee will be returned to the County's as CDBG program income.
10. This resolution shall become effective sixty (60) days after passage.

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

In the matter of:

Adopt a resolution approving an Agreement with the Redevelopment Agency for Public Works to provide project and construction management services for the SR 49/ Hulbert Way Improvement Project and approve the project plans and specifications, authorize the Chairman of the Board to sign the cover sheet, and authorize the Department of Public Works to advertise for bids.

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 April 17, 2007,

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

BE IT RESOLVED by the Placer County Board of Supervisors as follows:

WHEREAS, the Placer County Public Works Department (Public Works) provides support to the Placer County Redevelopment Agency (Agency) to staff, administer, and manage bidding, design, and construction on various capital projects funded by the Agency; and

WHEREAS, on January 10, 2006, the Board of Supervisors and Agency Board made the findings required by Section 33445 of the Community Redevelopment Law to permit the Agency to pay for the costs of the public improvements; and

WHEREAS, the Planning Commission of the County of Placer approved the Environmental Impact Report for the Auburn Plaza project (EIAQ-3697) on April 14, 2005 in which the Project was determined to satisfy needed mitigation measures to the Auburn Plaza development.

Findings of No Significant Impact were determined for the Project under National Environmental Policy Act (NEPA) guidelines. This administrative application to finance the Project does not constitute a project under California Environmental Quality Act Guidelines, Section 15378(b)(3), and is exempt from NEPA per 24 CFR Part 58.34(a)(1) and (a)(3).

NOW, THEREFORE, BE IT RESOLVED by the Placer County Board of Supervisors (Board) that after due consideration of the facts presented, the findings including but not limited to the environmental findings regarding this action, as stated in the staff report that accompanies this resolution are approved.

BE IT FURTHER RESOLVED by the Board that the Interagency Project Management Agreement between the Agency and the County of Placer Department of Public Works is approved and the Director of Public Works or his designee is authorized to execute the agreement and all related amendments in a not to exceed amount of \$4,000,000, subject to County Counsel review.

BE IT FURTHER RESOLVED by the Board that the Project plans and specifications are approved and the Chairman of the Board is authorized to sign the cover sheet.

BE IT FURTHER RESOLVED by the Board that the Department of Public Works is authorized to advertise for bids on the Project.

BE IT FURTHER RESOLVED by the Board that this resolution shall become effective immediately upon adoption.