

PLACER COUNTY

REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Richard E. Colwell, Chief Assistant CEO–Redevelopment Director *RECEIVED*
James LoBue, Deputy Director
DATE: March 25, 2008
SUBJECT: Adopt a Resolution Making Health and Safety Code Section 33445 Findings for the DeWitt Center Roundabout Landscaping Project.

ACTION REQUESTED

Adopt a resolution making Health and Safety Code Section 33445 findings for the DeWitt Center roundabout landscaping project.

BACKGROUND

Placer County Public Works Department (Public Works) completed the Willow Creek Drive Extension Project (Willow Creek Project) in November 2007. The Willow Creek Project connected State Highway 49 with First Street and F Avenue by extending Willow Creek Drive into the DeWitt Center. As part of the Willow Creek Project, a roundabout was constructed at the intersection of Willow Creek Drive and F Street. The roundabout is complete, however not landscaped. Placer County Redevelopment Agency (Agency) worked with the Placer County Facility Services Department (Facilities) to determine a budget for completing the roundabout landscaping improvements (Landscaping Project). The budget for the Landscaping Project is estimated at \$46,000. The proposed Landscaping Project include installation of irrigation lines, new topsoil, plantings, and bark. The Agency has agreed to fund the hard construction costs in a not to exceed amount of \$25,000. Facilities has agreed to cover the difference within its budget.

In a separate item on this agenda, the Placer County Redevelopment Agency has been presented, for their approval, the following findings. In order to utilize tax increment proceeds to finance the portion of the Landscaping Project which are public improvements, California Redevelopment Law (Health and Safety Code Section 33000 et seq.) also requires that the legislative body adopt the following three findings:

- a) The public improvements are of benefit to the North Auburn Redevelopment Project Area (Project Area) or the immediate neighborhood of the Project Area;
- b) that no other reasonable means of financing such public improvements are available to the community; and
- c) the Agency's contribution to the cost of the public improvements will assist in elimination of one or more blighting conditions in the Project Area.

The Willow Creek Project is located at an intersection that will attract new development particularly to the vacant approximately 7 acre site located across the street from the Home Depot site. Agency staff has worked with Facilities and determined there is no other means of financing the Landscaping Project. Agency's participation in the Landscaping Project will support other streetscape improvements in the Project Area and help beautify the area. It will facilitate with improving the visual quality of the commercial area and enhance opportunities for new development and strengthen the highway-serving retail and commercial corridor.

ENVIRONMENTAL STATUS

The proposed action is exempt from environmental review under California Environmental Quality Act per Guidelines Section 15304(b).

FISCAL IMPACT

The Agency's fiscal year 2007/2008 budget has sufficient funds budgeted to cover the cost of the Landscaping Project. There is no impact to the County General Fund.

RECOMMENDATION

Adopt a resolution making Health and Safety Code Section 33445 findings for the Dewitt Center roundabout landscaping project.

Attachment: Resolution

cc: Karin Schwab, Deputy County Counsel

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

In the matter of:

Making Health and Safety Code Section 33445 Findings
for the DeWitt Center roundabout landscaping 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:

Chair, Board of Supervisors

Clerk of said Board

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

Section 1. Pursuant to section 33445 of the Health and Safety Code of the State of California, the County makes the following findings in support of the DeWitt Center Roundabout Landscaping Project:

- (a) The construction of the landscaping improvements is of benefit to the North Auburn Redevelopment Project Area;

- (b) There is no other reasonable means of financing the DeWitt Center Roundabout Landscaping Project except for tax increment funds; and
- (c) The use of tax increment for the Roundabout Landscaping Project will result in the elimination of blighting conditions by improving the visual quality of the commercial area and enhancing opportunities for new development and strengthen the highway-serving retail and commercial corridor.

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon adoption.