

PLACER COUNTY

REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Richard Colwell, Chief Assistant CEO-Redevelopment Director
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

Richard Colwell

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 providing increased access to Highway 49 and increasing the operational efficiency of the highway. The Willow Creek Project constructed a roundabout at the intersection of Willow Creek Drive and F Street. The roundabout is complete, however not landscaped. Placer County Redevelopment Agency (Agency) worked with Placer County Facility Services Department (Facilities) to determine a budget for completing the roundabout landscaping improvements (Landscaping Project) for the Willow Creek Project. The budget for the Landscaping Project is estimated at \$46,000. The proposed Landscaping Project includes 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 order to utilize tax increment proceeds to finance the landscaping improvements, California Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that the Agency Board 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 improvement 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 form 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, Agency Counsel

**Before the Placer County
Redevelopment Agency Board of Directors
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 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:

Chair, Agency Board

Clerk of said Board

BE IT RESOLVED by the Placer County Redevelopment Agency Board as follows:

Section 1: Pursuant to section 33445 of the Health and Safety Code of the State of California, Placer County Redevelopment Agency makes the following findings in support of the DeWitt Center roundabout landscaping project:

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

- (b) There is no other reasonable means of financing the DeWitt Center roundabout landscaping project (Project) except for tax increment funds; and
- (c) The use of tax increment for the Project will result in the elimination of the following blighting conditions, including, but not limited to improving the visual quality of the commercial area and enhance opportunities for new development and strengthening the highway-serving retail and commercial corridor.
- (d) The Project is in compliance with, and such tax increment use is consistent with, the Redevelopment Plan and the Five Year Implementation Plan for the Project Area adopted by the Placer County Redevelopment Agency on June 24, 1997.

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