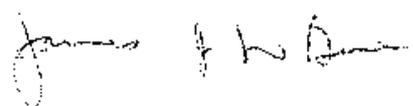


PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director 
DATE: March 16, 2010
SUBJECT: Approve a \$1,000,000 Increase in the Placer County Redevelopment Agency's Commitment to the Sunset Traffic Fee Benefit District for a Total Commitment of \$7,000,000 and Approve a \$1,000,000 Funding Agreement with Placer County for Financing of Eligible Transportation Projects in the Sunset Industrial Redevelopment Project Area.

ACTION REQUESTED

Adopt a resolution approving a \$1,000,000 increase in the Placer County Redevelopment Agency's commitment to the Sunset Traffic Fee Benefit District for a total commitment of \$7,000,000 and approve a \$1,000,000 Funding Agreement with Placer County for financing of eligible transportation projects in the Sunset Industrial Redevelopment Project Area and authorize the Redevelopment Director or designee to execute the Funding Agreement.

BACKGROUND

In April 1996, the County Board of Supervisors approved an ordinance establishing a Traffic Mitigation Fee Program, a Capital Improvement Program, and a process to collect fees that support transportation improvements within the Sunset Industrial Area for the Sunset Traffic Fee Benefit District (District). The Placer County Redevelopment Agency (Agency) originally committed to funding up to \$6,000,000 in transportation improvements that benefit the Sunset Industrial Redevelopment Project Area (Project Area) and pursuant to the adopted District.

The Placer County Department of Public Works (DPW) is now proposing to expand the transportation improvements program for the Sunset Industrial Area by initiating the Sunset Industrial Area Overcrossing Options Study (Study). The Study will provide options analysis and evaluate different methods to improve access and alleviate the conflict between motor vehicles and Union Pacific Railroad trains. The Study area is located within the Agency Project Area and overcrossing improvements are identified as a proposed project in the Project Area Redevelopment Plan and Five Year Implementation Plan. Commercial development in the Project Area is currently constrained by access and traffic circulation limitations caused in part by lack of railroad overcrossings. In order to ensure that there is sufficient money to fund the Study or other such eligible projects in the Project Area, the Agency is seeking authority to increase its commitment to the District by \$1,000,000 for a total commitment of \$7,000,000.

The Agency is also seeking authorization to enter into a \$1,000,000 Funding Agreement with Placer County which will set out the terms and conditions of the transfer of Agency funds to the District. The terms include the requirement that the funding only be used for projects within the Project Area and are subject to findings of benefit to the Project Area prior to release of funds (see attached Map).

ENVIRONMENTAL STATUS

The proposed Funding Agreement is an activity taken in furtherance of Sunset Industrial Redevelopment Project Area Redevelopment Plan, for which an environmental impact report was prepared and certified pursuant to the California Environmental Quality Act (CEQA). As a result, no additional environmental review is required to approve the agreement pursuant to CEQA Guidelines Section 15180.

FISCAL IMPACT

The Agency's Fiscal Year 2009/2010 Project Area budget has sufficient available funds to cover the proposed \$1,000,000 increased funding commitment. There is no impact to the County General Fund.

The Agency previously contributed \$2,500,000 to the District to cover a portion of the construction costs associated with the Sunset Boulevard/Highway 65 interchange project. This proposed amendment results in increasing the Agency's commitment to the District to \$7,000,000. However, after deducting the \$2,500,000, the Agency's outstanding commitment to the Sunset District Traffic Fee Trust Fund would become \$4,500,000.

Attachments: Resolution
Map
Funding Agreement

CONTRACT/AGREEMENT
FOR REVIEW ONLY AT
THE CLERK OF THE BOARD

cc: Karin Schwab, Agency Counsel

**Before the Placer County
Redevelopment Agency Board of Directors
County of Placer, State of California**

In the matter of:

Approving a \$1,000,000 increase in the Placer County Redevelopment Agency's commitment to the Sunset Traffic Fee Benefit District for a total commitment of \$7,000,000 and approving a \$1,000,000 Funding Agreement with Placer County for financing of eligible transportation projects in the Sunset Industrial Redevelopment Project Area

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

WHEREAS, the Redevelopment Plan for the Sunset Industrial Redevelopment Project Area was adopted by the Placer County Board of Supervisors on June 24, 1997 by Ordinance No. 4835-B;

WHEREAS, the Agency has prepared an Implementation Plan for the Sunset Industrial Redevelopment Project Area (Project Area) which covers the period from 2007 to 2012;

WHEREAS, in April 1996, the County of Placer Board of Supervisors approved an ordinance and, as amended from time to time, established a Traffic Mitigation Fee Program, a Capital Improvement Program, and a process to collect fees that support transportation improvements within the Sunset Industrial Area (collectively called the Benefit District);

WHEREAS, the Agency previously committed \$6,000,000 toward the Benefit District for transportation improvements that benefit the Project Area and pursuant to the adopted Capital Improvement Program for the Sunset Industrial Area;

WHEREAS, the Agency desires to increase its commitment to the Benefit District by \$1,000,000 for a total commitment of \$7,000,000;

WHEREAS, the Agency previously allocated \$2,500,000 of its funding commitment to the State Route 65/Sunset Boulevard Interchange Improvement Project;

WHEREAS, the Agency desires to enter into a Funding Agreement with Placer County to transfer \$1,000,000 of Agency Project Area funds to the Sunset Benefit District Traffic Fee Trust Fund for purposes of implementing eligible transportation improvement projects of direct benefit to the Project Area from the Sunset Industrial Area Capital Improvement Program;

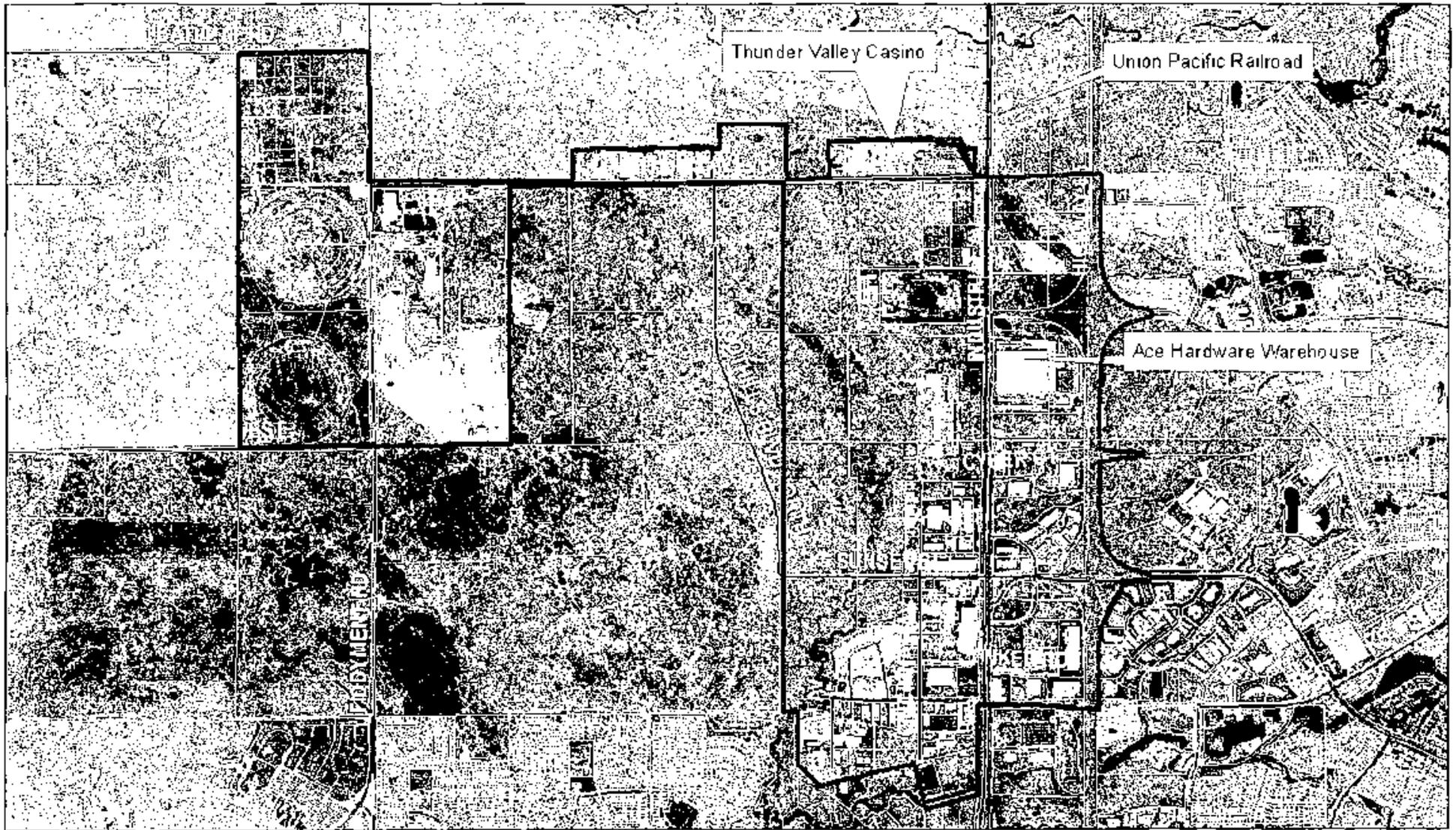
WHEREAS, the Agency has sufficient available funds within the Project Area budget to cover the Funding Agreement; and

WHEREAS, the proposed agreement is an activity taken in furtherance of Sunset Industrial Redevelopment Project Area Redevelopment Plan, for which an environmental impact report was prepared and certified pursuant to the California Environmental Quality Act (CEQA). As a result, no additional environmental review is required to approve the agreement pursuant to CEQA Guidelines Section 15180.

NOW, THEREFORE, BE IT RESOLVED by the Agency Board that the Board approves increasing the Agency's commitment to the Sunset Benefit District Traffic Fee Fund; and

BE IT FURTHER RESOLVED that the Agency Board approves the Funding Agreement between the Agency and Placer County in the amount of \$1,000,000 and authorizes the Redevelopment Director or designee to execute the Funding Agreement.

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



Sunset Redevelopment Project Area

-  Parcels
-  Sunset Project Area
-  Union Pacific Railroad

