

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director *James J. LoBue*
DATE: June 8, 2010
SUBJECT: North Auburn Redevelopment Project Area Implementation Plan Progress Report

ACTION REQUESTED

Conduct a public hearing to approve the Progress Report of the North Auburn Redevelopment Project Area Implementation Plan in accordance with Sections 33490(c) and (d) of California Health and Safety Code and direct staff to incorporate comments received during the public hearing into the Progress Report.

BACKGROUND

California Health and Safety Code Sections 33490(c) and (d) state that at least once within the five-year term of each redevelopment implementation plan, the Placer County Redevelopment Agency (Agency) shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment implementation plan and evaluating the progress of the redevelopment project.

The current Five Year Implementation Plan for the North Auburn Redevelopment Project Area (Implementation Plan) was adopted by your Board on June 12, 2007. Since that time, the Agency has engaged in numerous activities to remove blight, improve public facilities, stimulate community revitalization, and support the other goals of the North Auburn Redevelopment Plan. A few highlights of those activities include:

- Highway 49 Beautification Project – The Agency and its consultant, HLA Group Landscape Architects & Planners, Inc., worked in collaboration with the Highway 49 Business Association, Caltrans, Placer County Departments, and interested local residents to complete the Master Plan for the Highway 49 improvements between Joeger Road and Nevada Street. The consultant team also completed 30% design plans for the first phase of the construction portion of the project, which is between Education Street and New Airport Road. The Agency will continue its efforts to complete the Phase I improvements design and plans to install the improvements in 2011.
- Sewer Siphon – The Agency allocated \$2,000,000 to the Placer County Facility Services Department to construct a sewer siphon and upgrade the sewer system capacity in the Bowman

and North Auburn areas. The project remedies a previous lack of capacity in the sewer systems during storm conditions. Construction began in 2009 and the project is now complete.

- Business Improvement Loans-The Agency funded six (6) forgivable façade loans totaling \$111,193 and two (2) business improvement loans totaling \$118,000 over the last three (3) years. These loans enabled local businesses to upgrade their buildings and grounds with façade improvements, painting, landscaping, signage, and related improvements.
- 360 Silver Bend Way – The Agency acquired the property through negotiations with the site’s previous owner in lieu of continuing foreclosure proceedings. The Agency issued a Request for Proposals from developers and selected USA Properties Fund. The Agency entered into an Exclusive Negotiating Rights Agreement with USA Properties Fund to evaluate the possibility of developing the site as a multi-family affordable housing project. A proposed Disposition and Development Agreement (DDA) is being prepared to provide for project financing and implementation. Construction of the project will be contingent on the County’s approval of the development application (request to revise existing approved use permit), this Board’s approval of the proposed DDA and the developer’s success in obtaining Federal Low Income Housing Tax Credits and private financing.

A more complete description of the Agency’s activities and programs since adoption of the Implementation Plan is provided as an attachment.

Public Review

A public notice for this hearing was posted on May 11, 2010 in four locations within the North Auburn Redevelopment Project Area. The public hearing notice was also published in the Auburn Journal for four consecutive weeks beginning May 11, 2010.

ENVIRONMENTAL

An Environmental Impact Report was prepared and certified for the North Auburn Redevelopment Plan in compliance with the California Environmental Quality Act (CEQA) and the proposed administrative action is taken in furtherance thereof. The proposed action is exempt from environmental review under CEQA Guidelines section 15378(b) (3).

FISCAL IMPACT

These are administrative actions. There is no impact to the Agency budget or the County General Fund. The actions do not approve any specific projects, programs, or expenditures.

Attachments: Resolution

Report on North Auburn Redevelopment Project Area Five Year
Implementation Plan

North Auburn Implementation
Plan Report on file for review
only at the Clerk of the Board

cc: Karin Schwab, Agency Counsel

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

In the matter of:

Approving the Progress Report of the North Auburn Redevelopment Project Area Implementation Plan in accordance with sections 33490(c) and (d) of California Health and Safety Code and directing staff to incorporate comments received during the public hearing into the Progress Report

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:
Clerk of said Board**

Chair, Agency Board

WHEREAS, the Redevelopment Plan for the North Auburn Redevelopment Project Area (Project Area) was adopted by the Placer County Board of Supervisors on June 24, 1997 by Ordinance No. 4832-B and as subsequently amended from time to time; and

WHEREAS, California Health and Safety Code Section 33000 et seq. as set out in Section 33490 requires redevelopment agencies to adopt implementation plans which include the goals of the redevelopment plans, the proposed programs, projects, and expenditures for the next five years and demonstrate how implementation of the proposed programs and projects would alleviate blighting conditions in the project areas. The implementation plans shall also include the redevelopment agencies' information regarding the affordable housing programs and specify targeted income, housing production, and replacement housing requirements.

WHEREAS, the North Auburn Redevelopment Project Area Five Year Implementation Plan (Implementation Plan) was adopted on June 12, 2007 and covers the period from 2007 to 2012;

WHEREAS, California Health and Safety Code Sections 33490(c) and (d) require the Redevelopment Agency to conduct a public hearing and hear public testimony for the purpose of reviewing the Redevelopment Plan goals and the Five Year Implementation Plan to evaluate the progress in the Project Area; and

WHEREAS, the Redevelopment Agency has conducted a duly noticed public hearing regarding the foregoing matters.

NOW, THEREFORE, BE IT RESOLVED by the Placer County Redevelopment Agency Board:

1. Signify completion of the public hearing on the progress of the Project Area and Implementation Plan in accordance with California Health and Safety Code Sections 33490(c) and (d).
2. Direct staff to incorporate comments received during the public hearing into a progress report.
3. Approve the North Auburn Redevelopment Project Area Implementation Plan Progress Report with Public Hearing testimony incorporated herein.
4. This resolution shall become effective immediately upon adoption.