

PLACER COUNTY
REDEVELOPMENT AGENCY
MEMORANDUM

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

ACTION REQUESTED

Conduct a public hearing to approve the Progress Report of the Sunset Industrial 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 plan and the corresponding implementation plan and evaluating the progress of the redevelopment project.

The current Five Year Implementation Plan for the Sunset Industrial 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 Sunset Industrial Redevelopment Plan. A few highlights of those activities include:

- Sunset Boulevard / Highway 65 Interchange – The Agency provided \$2.5 million to the County of Placer for the construction of the Sunset Boulevard / Highway 65 interchange. The interchange is scheduled for completion June 2010 and will help alleviate traffic congestion and improve safety and access to the Sunset Industrial Redevelopment Project Area.
- Sunset Overcrossing Study – The Agency increased its commitment to the Sunset Traffic Benefit District by \$1,000,000 for a total commitment of \$7,000,000 to cover the cost of an overcrossing study to evaluate different methods to improve access and alleviate the conflict between motor vehicles and the Union Pacific Railroad trains.
- Habitat for Humanity – The Agency provided a \$238,857 loan to Habitat for Humanity to develop two affordable housing units near the City of Rocklin. One (1) unit has been

completed and the other unit is nearing completion. Agency funds have also assisted in the installation of street and utility improvements for the site.

- Seniors First – The Agency provided \$115,068 to Seniors First to assist 775 households with health and safety repairs to very low-, low-, and moderate-income senior and disabled households in the unincorporated portion of Placer County.

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 Sunset Industrial Redevelopment Project Area. The public hearing notice was also published in the Roseville Press Tribune for four consecutive weeks beginning May 8, 2010.

ENVIRONMENTAL

An Environmental Impact Report was prepared and certified for the Sunset Industrial 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 Redevelopment Agency budget or County General Fund. The actions do not approve any specific projects, programs, or expenditures.

Attachments: Resolution
Report on Sunset Industrial Redevelopment Project Area Five Year
Implementation Plan

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 Sunset Industrial 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 a 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 Sunset Industrial Redevelopment Project Area (Project Area) was adopted by the Placer County Board of Supervisors on June 24, 1997 by Ordinance No. 4835-B and as subsequently amended from time to time;

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 Sunset Industrial 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 Sunset Industrial Redevelopment Project Area Implementation Update with Public Hearing testimony incorporated herein.
4. This resolution shall become effective immediately upon adoption.