

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director *James LoBue*
DATE: July 12, 2011
SUBJECT: Authorize the Redevelopment Deputy Director to Sign Multiple Documents for the Highway 49 Streetscape Project

ACTION REQUESTED

Adopt a resolution authorizing the Redevelopment Deputy Director to sign documents related to implementation of the Highway 49 Streetscape project to include, but not limited to, property right-of-entry agreements, applications, other agreements, and permits.

BACKGROUND

In 2009, the Redevelopment Agency (Agency) Board approved a Master Plan for streetscape improvements in the Highway 49 corridor of the North Auburn Redevelopment Project Area. At that time, the Agency also began design of a first phase of improvements. The Agency has now finalized the design for the Phase I project utilizing Bennett Engineering. Final plans include new sidewalks, landscape, curb and gutter, a prefabricated pedestrian bridge, and retaining walls (hardscape) as needed on the east side of Highway 49 between New Airport Road and Education Street.

The Agency has worked with various adjacent property owners affected by the proposed Highway 49 Streetscape project. In a separate action on this Board agenda, the permanent easements and landscape maintenance agreements are being authorized for signature by the Placer County Director of Public Works. The need for temporary utilization of certain privately-owned areas will occur during construction and the Agency has negotiated Right-of-Entry Agreements with the property owners to cover these areas. Authorization for the Deputy Director of Redevelopment to sign these agreements is being requested in this action. In addition, there are utility companies, governmental agencies, and County related applications, permits, and agreements requiring signature by a designated representative to implement the streetscape project. It is proposed that the Deputy Director of Redevelopment be designated as the representative for processing the requests and executing the necessary project related documents.

ENVIRONMENTAL

A Mitigated Negative Declaration was prepared in compliance with the California Environmental Quality Act for the Phase I project and was adopted by the Agency Board on July 13, 2010. The Notice of Determination was posted July 21, 2010. The Agency also undertook review pursuant to the National Environmental Policy Act which resulted in a determination of Categorically Excluded and the review was certified by the Agency on May 17, 2010.

FISCAL IMPACT

The proposed action is administrative and has no financial impact. Phase I costs will be financed with already budgeted tax increment and tax allocation bond proceeds from the North Auburn Redevelopment Project Area.

Attachment: Map
Resolution
Sample Right of Entry Agreement on file with The Clerk of the Board's Office.

cc: Karin Schwab, Agency Counsel

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

In the matter of:

Authorizing the Redevelopment Deputy Director to sign documents related to implementation of the Highway 49 Streetscape project to include, but not limited to, property right-of-entry agreements, applications, other agreements, and permits

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;

WHEREAS, the Redevelopment Agency (Agency) is responsible for administering the Redevelopment Plan to effectuate redevelopment efforts within the Project Area;

WHEREAS, the Agency Board has determined the proposed Highway 49 Streetscape Master Plan would contribute to the Agency's achievement of the redevelopment goals including the removal of blight, improvement of substandard infrastructure, and support for the local business community;

WHEREAS, without redevelopment assistance, the proposed improvements would not occur or be significantly delayed;

WHEREAS, Right-of-Entry Agreements between the Agency and private property owners are proposed to allow the Agency access to certain areas during construction;

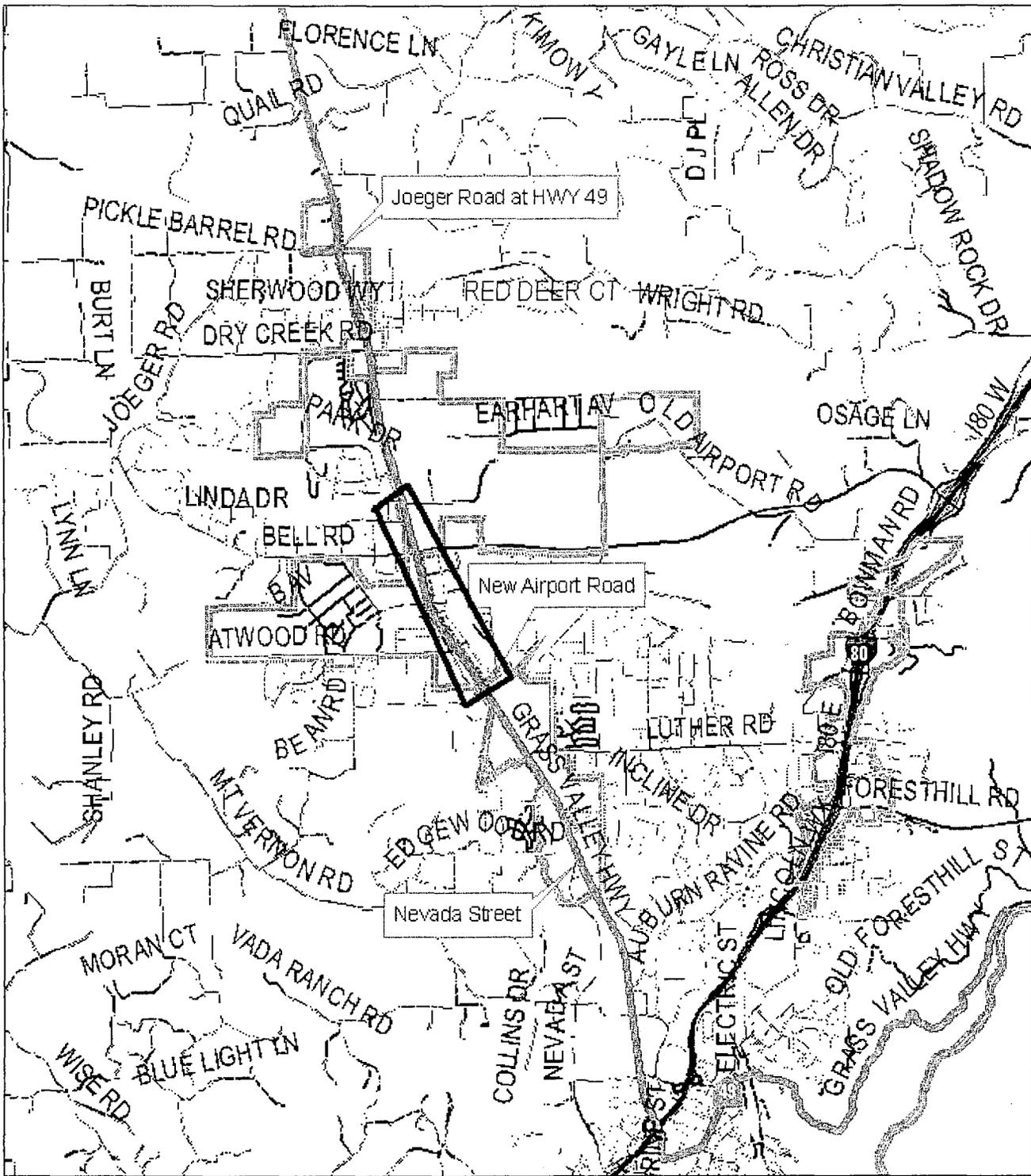
WHEREAS, Right-of-Entry documents are required to begin construction of the State Highway 49 Streetscape improvements;

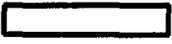
WHEREAS, certain applications, agreements, and permits are needed in order to commence construction and meet governmental policies; and

WHEREAS, in compliance with the California Environmental Quality Act, on July 13, 2010, Placer County prepared and adopted a Mitigated Negative Declaration for the proposed physical improvements of the project. The Notice of Determination was posted July 21, 2010. A review under the National Environmental Policy Act resulted in a determination of Categorically Excluded was certified May 17, 2010.

NOW, THEREFORE, BE IT RESOLVED that the Deputy Director of Redevelopment is authorized to execute Right-of-Entry Agreements, applications, other agreements, and permits for the Highway 49 Streetscape Improvements Phase I project.

BE IT FURTHER RESOLVED, by the Agency Board that this Resolution shall become effective immediately upon adoption.



Phase 1 

**Highway 49 Streetscape Project
Master Plan Boundaries
Joeger Road to Nevada Street
Phase 1 of Project
Education Street to New Airport Road**



