



City of Placerville

3101 Center Street
Placerville, California 95667
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BOARD OF SUPERVISORS
EL DORADO COUNTY

July 20, 2011

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DATE 7/22/11

Members of the Board of Supervisors:

On Tuesday, July 26, 2011, you will be considering an item on your agenda to approve the Placerville Redevelopment Plan. The Plan includes a portion of County property which is within the City's Sphere of Influence. The City has included this area as it is identified as a future growth area for the City. In addition, redevelopment may be able to resolve infrastructure issues in the area such as sewer and septic tank issues in the Motor City area.

Over the past couple of months, certain questions have come up which I would like to answer.

1. Does the Redevelopment Agency have Eminent Domain Power?
 - A. Page one of the Plan (see attached) clearly states that the Agency does not have Eminent Domain Power in the County area until such time as the area is annexed into the City limits. In addition, on June 28, 2011, the Agency Board adopted the attached resolution, prohibiting the use of Eminent Domain anywhere in the Project area, both County and City.
2. Do businesses in the City of Placerville support the Plan?
 - A. Attached are letters from the Business Associations in Placerville stating their support for redevelopment.
3. What is the position of the schools in Placerville regarding redevelopment?
 - A. Attached is a letter from Vicki Barber, County Superintendent of Schools, expressing not only that they do not object to redevelopment, but that they support it.
4. Statements have been made that Agency Board members and other staff will receive additional pay from the Redevelopment Agency.
 - A. Redevelopment Law does allow for Board members to have a salary and it allows for additional staff to support redevelopment. The City Council of Placerville elected to become the Board for the Placerville Redevelopment Agency. They will receive their pay for being Council members, but there is no anticipation that they would receive any additional pay for acting as Redevelopment Board members. In addition, currently the City Manager acts as the Executive Director of the Redevelopment Agency. No additional compensation is anticipated as this responsibility was included

in the recent recruitment for City Manager. Any additional staffing would be contracted with the City. No full-time Redevelopment Agency staff is anticipated.

5. How will land use and building permits be handled in the County area?

- A. Page 1 of the Plan again states that land use will be controlled by the County until such time as the City annexes the area into City Limits. Building permits will also be handled by the County. If a project in the County is part of a redevelopment project, or is receiving redevelopment funding, the Agency must find that the project is consistent with the Redevelopment Plan.

Hopefully, this answers your major questions. Thank you for your support of Placerville Redevelopment.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Cleve Morris".

M. Cleve Morris
City Manager

MCM:lrn

Attachments: Redevelopment Plan and Resolution
Business Association Letters of Support
School Districts and Office of Education Letter of Support

Redevelopment Plan and Resolution

REDEVELOPMENT PLAN
FOR THE
PLACERVILLE REDEVELOPMENT PROJECT

I. [§100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Placerville Redevelopment Project (the "Project") in the City of Placerville (the "City"), County of El Dorado (the "County"), State of California. This Plan consists of the text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Redevelopment Land Use Map (Attachment No. 3), and the Proposed Public Improvements and Facilities (Attachment No. 4). This Plan was prepared by the Redevelopment Agency of the City of Placerville (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 *et seq.*), the California Constitution, and all applicable local laws and ordinances.

The area within the boundaries of the Project (the "Project Area") contains approximately 1,077 acres of land, approximately 810 of which are located within the incorporated limits of the City (the "City Territory"), and approximately 267 of which are located within unincorporated El Dorado County (the "County Territory"); the County Territory is contiguous to the limits of the City. Consistent with requirements of Section 33213 of the Community Redevelopment Law, on October 26, 2010, the County Board of Supervisors approved and adopted County Ordinance No. 4952, authorizing the inclusion of the County Territory within the Project Area. Pursuant to Section 33213, the County action grants the City and the Agency the authority to undertake the redevelopment of the County Territory in all respects as if the County Territory was within the City's territorial limits, and the City Council, Agency and Planning Commission of the City of Placerville (the "Planning Commission") shall have all the rights, powers and privileges with respect to the County Territory as if it was within the territorial limits of the City. **Notwithstanding the foregoing, unless and until the County Territory is annexed to the City, this Plan permits a continuation of the land use designations under the County General Plan as set forth in Section 401 hereof and this Plan precludes the Agency's use of eminent domain in the County Territory as set forth in Section 309 hereof.**

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Placerville (the "City General Plan"), adopted by the City Council of the City of Placerville (the "City Council") by Resolution No. 5133 on January 23, 1990.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission on September 21, 2010, by Resolution No. 2010-02.

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the Project Area. Because of the long-term nature of this Plan and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects

RESOLUTION NO. RA-2011-08

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF
PLACERVILLE PROHIBITING THE USE OF EMINENT DOMAIN
AUTHORITY IN THE PLACERVILLE REDEVELOPMENT PROJECT
AREA**

WHEREAS, the City Council of the City of Placerville (the "City Council"), acting pursuant to the provisions of the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 *et seq.*; the "CRL"), established the Redevelopment Agency of the City of Placerville (the "Redevelopment Agency" or "Agency") and declared itself to constitute the Agency, by Ordinance No. 1319, adopted on April 26, 1983; and

WHEREAS, on August 24, 2010, by Resolution No. RA-2010-1, the Redevelopment Agency amended its Bylaws and reactivated regular meetings and operations; and

WHEREAS, on August 24, 2010, by Resolution No. 7830, as amended by Resolution No. 7837, adopted on September 14, 2010, the City Council of the City of Placerville designated a redevelopment survey area and determined that said survey area required study to determine if a redevelopment project or projects are feasible; and

WHEREAS, by Resolution No. 2010-02, adopted on September 21, 2010, the Planning Commission of the City of Placerville (the "Planning Commission") selected the boundaries of the project area (the "Project Area") for the Placerville Redevelopment Project (the "Project") from within the boundaries of the redevelopment survey area and adopted the Preliminary Plan for the Placerville Redevelopment Project (the "Preliminary Plan"); and

WHEREAS, by Resolution No. RA-2010-3, adopted on October 12, 2010, the Redevelopment Agency accepted the Preliminary Plan adopted by the Planning Commission and directed the preparation of an official redevelopment plan for the Project; and

WHEREAS, on November 23, 2010, the City Council adopted Resolution No. 7859 establishing goals and objectives to guide redevelopment of the Project Area for inclusion in the official redevelopment plan for the Project, and declared its intent that eminent domain authority be a last resort and not be used to acquire occupied residential property; and

WHEREAS, the Redevelopment Agency thereafter prepared the official redevelopment plan for the Project consistent with the policies expressed by the City Council, and the Agency and the City Council took all other actions prerequisite to the adoption of the official redevelopment plan for the Project; and

WHEREAS, on May 10, 2011 the City Council adopted Ordinance No. 1641, an ordinance of the City Council of the City of Placerville approving and adopting the Redevelopment Plan (the "Redevelopment Plan") for the Placerville Redevelopment Project; and

WHEREAS, the Redevelopment Agency now desires to further prohibit the use of eminent domain authority by the Redevelopment Agency as to any property within the Project Area;

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF PLACERVILLE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Redevelopment Agency hereby prohibits any use of eminent domain authority by the Redevelopment Agency within the boundaries of the Placerville Redevelopment Project Area as adopted by Ordinance No. 1641.

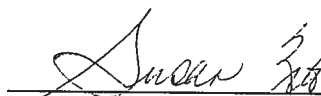
Section 2. The Redevelopment Agency hereby prohibits the changing or revocation of this resolution without first conducting two public hearings to consider the change or revocation, notice of which shall be provided by mailed written notice occurring no less than 30 days prior to the first scheduled public hearing, to each resident and business within the Placerville Redevelopment Project Area. The notice shall be sent by first-class mail and may be addressed to "occupant."

Section 3. The Redevelopment Agency further prohibits the changing or revocation of this resolution except by a super majority (4/5) vote of the Redevelopment Agency Board.

PASSED AND ADOPTED at a regular meeting of the Redevelopment Agency of the City of Placerville this 28th day of June, 2011, by the following vote:


<u>Vote</u>	<u>Members of the Redevelopment Agency</u>
AYES:	Acuna, Borelli, Hagen, Machado
NOES:	None
ABSENT:	None
ABSTAIN:	None
RECUSED:	Mattson

ATTEST:



Susan Zito, Agency Secretary
of the City of Placerville

APPROVED:



Dave Machado, Chair, Redevelopment Agency

Business Association Letters of Support



P.O. Box 2156 * Placerville, CA 95667 * (530) 672-3436
www.placerville-downtown.org

July 18, 2011

El Dorado County Board of Supervisors
Jack Sweeney
Ron Briggs
John Knight
Ray Nutting
Norma Santiago

Honorable Supervisors:

As President of the Placerville Downtown Association, I encourage you to support the formation of the Redevelopment Agency of Placerville. Our business association meets every month to discuss ways to market the businesses and services on Main Street. Over the last 2 years we have discussed redevelopment and what it means to our business district. We have concluded that a redevelopment agency would be an important tool for financing projects in and around our business district. To that end, our group donated \$5000 towards the formation of the district.

Please join us and support the formation of the Redevelopment Agency of Placerville. As the governing jurisdiction responsible for the Smith Flat / Motor City Area, you can provide an additional tool to property owners to improve those areas. We believe that redevelopment will be a powerful tool in the ability to improve the standard of living for all of us...whether it is for sewer / water infrastructure, pedestrian improvements, or plaza amenities. Having a pool of local tax dollars to draw from would make a significant difference in our economic development.

Feel free to call or email me if you have any questions.

Warmly,

Carol Anne Patton, President

Placerville Downtown Association
530-306-6009 (cell)
capatton_pcc@yahoo.com

Placerville Drive Business Association
7533 D Green Valley Road
Placerville, CA 95667



Monday, July 18, 2011

Cleve Morris
Placerville City Manager
3101 Center Street
Placerville, CA 95667

Dear Mr. Morris:

In response to your enquiry, yes, the Placerville Drive Business Association is very much in favor of redevelopment. So much so that the PDBA, the Broadway Village Association and the Placerville Business Association each gave the City of Placerville \$5,000.00, to pay for half of the Feasibility Study. We believe in the benefits of redevelopment.

In 2009, the City Council of Placerville unanimously adopted the Placerville Drive Development and Implementation Plan, but without Redevelopment I don't see any way that we can get started with that Plan.

With Redevelopment we have a chance finally to make our side of town nicer and more productive. We have a significant amount of undeveloped land that will be in the Redevelopment District. These properties, once developed, can create a revenue stream for the Redevelopment District. These funds could help us replace the old bridge on Placerville Drive, maybe help get the utilities underground or create bike paths and sidewalks – any number of improvements. These funds could also help the whole of Placerville and the portion of El Dorado County that is included in the Redevelopment District.

Monday, July 18, 2011

Page 2

For example, the 48-acre Oetting Property currently has a tax base of approximately \$260 a year! That property will sell for several million dollars. That will generate tens of thousands of dollars for the Redevelopment District. Then, in keeping with the adopted Placerville Drive Development and Implementation Plan, it will be divided into several parcels. These parcels will be used for office buildings, shopping center, hotel, and even a conference center. Each of these projects will add even more income for the Redevelopment District. Now we are looking at hundreds of thousands of dollars that Placerville can use to pay for infrastructure, create jobs and grow the economy.

Yes, the PDBA is definitely in favor of Redevelopment!

Sincerely,

A handwritten signature in black ink, appearing to read "Peter McQuillen". The signature is fluid and cursive, with the first name "Peter" and last name "McQuillen" clearly distinguishable.

Peter McQuillen
President, PDBA



1390 Broadway, Suite B
P.M.B. #207
Placerville, CA 95667

June 19, 2011

To Whom It May Concern:

I am writing on behalf of the Broadway Village Association Board of Directors. Most of us have been in business here in Placerville for quite some time. We are all aware of the drain that development outside of the City has placed on our local business community. To that end we believe that action(s) must be taken if Placerville is going to remain a viable place to do business and have a thriving future.

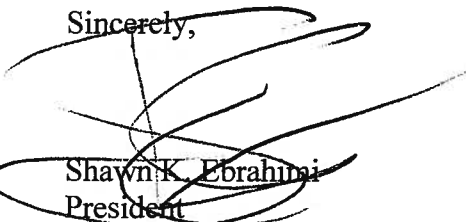
As the Sales Tax revenues once collected in Placerville continue to flow outside the City limits to ever expanding commercial developments, Placerville is in danger of losing its vital services such as fire and police as well as the desire of people to do business inside the City thus contributing to the downward trend that has endangered a lot of small towns across the country. Redevelopment could be a stepping stone to start a reversal of that trend.

The Broadway Village Association has a goal to implement components of our popular "Design Day" event as well as the multimodal plan that we worked so hard to complete. The goal is to make all of Placerville a business and people friendly place to work, live and shop.

Paramount to any successful development or redevelopment, the Broadway Village Association Board of Directors will continue to support openness, oversight and the continuation of public forums and public involvement at all levels of the process.

As President of the Board of Directors, I will further work to establish a position statement that can be supported by our Association Members as well as the Board of Directors.

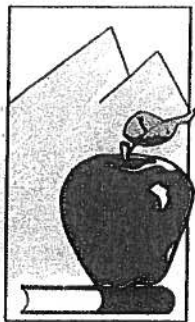
Sincerely,


Shawn K. Ebrahimi
President

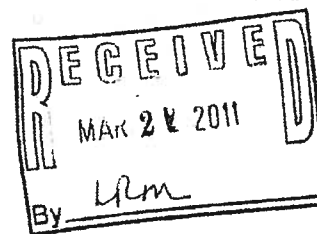
Broadway Village Association

School Districts
and
Office of Education

Letter of Support



El Dorado County Office of Education



March 18, 2011

Vicki L. Barber, Ed.D.
Superintendent

Terena Mendonca
Deputy Superintendent

Jeremy Meyers
Associate Superintendent

County Board of Education

Dolores Garcia
John Lane
Matt Boyer
Gene Rasmussen
Heidi Welland

This letter is in support of the Placerville Regional Development Agency (RDA) and represents support from the El Dorado Union High School District, the Placerville Elementary School District and the El Dorado County Office of Education. Regional Development Agencies are good for communities as they create a restricted capital revenue stream that is invested in the local community and boosts the property tax base. Schools also receive a portion of the tax increment beyond the base year of property taxes with the RDA. This increment is referred to as pass-through payments.

Our local schools do not lose money with the creation of a Redevelopment Agency. With a successful RDA, the additional revenue schools receive is used for capital projects benefiting students within the RDA. It is because of this additional, restricted revenue that the School Districts and the County Office of Education are in support of the Placerville Regional Development Agency.

Sincerely,

Vicki L. Barber, Ed.D.
Superintendent

VB:jkm

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