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To edc.cob@edcgov.us
cc
bcc
Subject Redevelopment Vote Tomorrow-The Laws

1 attachment



BOS Redevelopment.doc

This is copy of my letter to Supervisors Nutting,Santiago,and Knight,

Dear Supervisors,

I have attached a letter with all the of the things that can and will happen with redevelopment within the City of Placerville if approved tomorrow. Reference to some of the Health and Safety Codes which is the Laws for Redevelopment along with a link to the laws for you to read or use as reference.

Thank you for your time,
Vicki Clark

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BOARD OF SUPERVISORS
EL DORADO COUNTY

Vicki L. Clark
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Placerville, CA 95667

Dear Supervisor

I have learned quite a bit about redevelopment. Even taking the time to print up the California State Health and Safety Codes. (Redevelopment Laws).

Yes redevelopment can bring growth. We are reminded that our tax dollars are going down the hill. How much will it cost to pay the interest on the bonds , How much or what percentage will RSG, be paid and other fees to do it the redevelopment way? Compared to having the voters, vote for a bond or measure?

With growth you have expenses and consequences, police, fire, utilities, schools, traffic, pollution, over crowded schools, and crime.

They use blight to define an area in order to make the claim for a need of redevelopment. I strongly disagree with those findings for the City of Placerville.. Blight can be anything they want it to be.

I took the time to look at some of the properties that the City of Placerville used as Blight examples in their documents. I don't see how an awning in the back of Sears on Placerville Drive makes a building blighted. Nor some of the historic buildings down town example Placerville Hardware. I came across two properties in Smith Flat that needed torn down and that was it?

I thought individuals owned personal and commercial properties were responsible for the cost and maintaining their buildings. What have redevelopment pay for it. Our tax money going to help business owner with their property up grades? And only if the RDA/City Council thinks it needs to be done...

Don't we have a building inspector and building codes? We all of a sudden found all these problems that the owners were never given a warning, a letter, or citation and now you are blighted, or some type of minor issue that may fall with in the health and safety codes. Now you are blighted? If your property is good for more people than you and your family they can use eminent domain and if you have an odd shaped parcel they can use eminent domain.

Redevelopment is an excuse to let a few individuals, City councils and Mayors for the next 30 some odd years to control a lot of money with no vote of the people who will be paying the bills and interest. Along with the power to change zoning and use eminent domain. Take up to 70 million dollars in bonds with no voter knowledge, approval, or voting.

The City has chosen to word eminent domain as (no owner occupied properties). That leaves rentals and business properties and any vacant home for up for sale, being in the position for the use of eminent domain.

That is not what this county is about. I thought we had property rights? They could put no businesses and no residential properties. Or No eminent domain on any properties. (Which they decided against). They need this important tool. The City tells us that it is very rarely used. (Then why have it)?

Here are some of the laws for redevelopment that I interesting..

1. Those concerned about eminent domain. City Manager "I've worked in several cities with redevelopment in the past 15 years and eminent domain was never used. It can be changed to no residential properties but the city has chosen owner occupied?

The power given to the agency is to resolve the issue of buildings when the owner refuses , but it is not commonly used and is very rare in a small redevelopment agency such as ours.

If is so rare and so minimal why have it?

33342. Redevelopment plans may provide for the agency to acquire, buy, gift, purchase, lease, or condemnation all or part of the real property in the project area.

33342.5. (a) A redevelopment plan adopted on or after January 1,2007, shall describe the agency's program to acquire real property by eminent domain.(b) The plan may prohibit the agency from acquiring by eminent domain specified types of real property, including, but not limited to, owner-occupied residences, single-family residences, or any residential property. The plan may prohibit the agency from acquiring by eminent domain real property in specified locations within the project area.

33391. Within the survey area or for purposes of redevelopment an agency may:(a) Purchase, lease, obtain option upon, acquire by gift, grant, bequest, devise, or otherwise, any real or personal property, any interest in property, and any improvements on it, including repurchase of developed property previously owned by the agency. (b) Acquire real property by eminent domain.

Survey area not project ,which is the entire City!

33430. An agency may, within the survey area or for purposes of redevelopment, sell, lease, for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage, deed of trust, or otherwise, or otherwise dispose of any real or personal property or any interest in property.

33201. (a) A legislative body which has declared itself to be the agency pursuant to Section 33200 may by ordinance create a community redevelopment commission. (We do have the combined Redevelopment/Economic Development Advisory Committee) Members chosen by the City Council/Redevelopment Agency.

The ordinance shall establish the number of members of the commission, but not less than seven, their terms of office, and the method of their appointment and removal.

(1) No member of the commission shall acquire any interest in any property included within a project area. Any member who owns or has any direct or indirect financial interest in any property within a project area shall immediately make a written disclosure of that interest to the legislative body. The 11 chosen by the Redevelopment Agency are 1 Heritage Association, 1 Placerville resident, min./residential owner/occupant, and 1 residential tenant within the plan area (seem more business oriented),

1 Economic development specialist, 1 construction specialist, 1 Chamber of Commerce, 1

Broadway Association, 1 Placerville Downtown Association, 1 Placerville Drive Association, and 2 business owners. All are chosen by the City Council/Redevelopment Agency.

There is another committee that is referenced within the H & S Codes that I feel may benefit the residents of the Placerville's Redevelopment Agency.

33385. (a) The legislative body of a city or county shall call upon the residents and existing community organizations in a redevelopment project area to form a **project area committee** in either of the following situations: (1) A substantial number of low-income persons or moderate-income persons, or both, reside within the project area, and there development plan as adopted will contain authority for the agency to acquire, by eminent domain, property on which any persons reside.(2) The redevelopment plan as adopted contains one or more public projects that will displace a substantial number of low-income persons or moderate-income persons, or both. (b) The legislative body shall, by resolution, adopt a procedure pursuant to this section for the formation of the project area committee. The procedure shall include, but not be limited to, all of the following: (1) Publicizing the opportunity to serve on the project area committee, by providing written notice by first-class mail to all residents, businesses, and community organizations, including religious institutions and other nonprofit organizations, within the project area at least 30 days prior to the formation of the project area committee.(2) The agency shall conduct a minimum of one public meeting to explain the establishment of, functions of, and opportunity to serve on, the project area committee. At the public meeting, the agency shall distribute copies of this article, copies of Sections 33347.5 and 33366, copies of the procedure adopted pursuant to this subdivision, copies of the redevelopment plan or preliminary plan or the pertinent portions thereof, and any other materials the agency determines would be useful. (3) Providing published notice of all meetings, hearings, or plebiscites conducted by, or on behalf of, the agency or legislative body relative to the formation and selection of the project area committee in the same manner as specified in subdivision (a) of Section 65090 of the Government Code. (4) (A) Providing written notice to all residents, businesses, and community organizations in the project area of all meetings, hearings, or plebiscites conducted by, or on behalf of, the agency or legislative body relative to the formation and selection of the project area committee

33126 To the greatest extent feasible, the opportunities for training and employment arising from redevelopment project planning and execution **shall be given to lower income residents of the project area.**

33367. The ordinance shall contain all of the following (5) The carrying out of the redevelopment plan would promote the public peace, health, safety, and welfare of the community and would effectuate the purposes and policy of this part. (6) The condemnation of real property, if provided for in the redevelopment plan, is necessary to the execution of the redevelopment plan and adequate provisions have been made for payment for property to be acquired as provided by law. (10) Inclusion of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the area of which they are a part; that any area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from the area pursuant to Section 33670 without other substantial justification for its inclusion.(13) The time limitation and, if applicable, the limitation on the number of dollars to be allocated to the agency that are contained in the plan are reasonably

related to the proposed projects to be implemented in the project area and to the ability of the agency to eliminate blight within the project area.

33821. When, in the opinion of the governing board of an agency, it is determined that there will be **insufficient tax revenues** allocated to the agency to pay its incurred indebtedness, the agency shall file with the legislative body a report.

33823. After the receipt of the report, the legislative body may adopt a resolution of intention to form a special assessment area and to levy special assessments on properties located therein to provide supplemental revenues for the purpose of making payments on the indebtedness when due.

After thought: Redevelopment falls under Health and Safety Laws not economic development. Where does using our tax increments to put in infrastructure for developers that could not come and build if we did not pay for the new roads, lighting, fire, sheriff, schools, additional services, water pipes and a sewage treatment plant come in at? Then we have our Redevelopment Agency giving loans and can also resale property they acquire to selected developers to build more homes to increase the cities population, noise, traffic, pollution, and quality of life? Read the environmental documents from the City.

The laws are easy to read and understand.

<http://www.hcd.ca.gov/hpd/rda/rdalaw.html>

The City of Placerville has recently announced that they were taking Eminent Domain off of the table. There are new guidelines on the Cities web page for Eminent Domain now..

They can still take property by choice of the RDA/City Council.

To me Blight is found in large metropolitan cities, Los Angeles, Oakland, and San Francisco. They use crime as a reason for blight. If you compare us to the Bay Area or Los Angeles areas we have no crime. Bringing in more people and growth brings in more crime. Look what has happened with the casino and crime.

I am one of the individuals that have volunteered my time to go door to door with a petition to put redevelopment on the ballot for the people. What I find most alarming is that 99.9% of the voters and citizens within the city limits have no idea what redevelopment is let alone that it has been passed and in effect for the next 30 years. Eminent Domain 12 years. They do not volunteer the fact that it can be extended by the City Council redevelopment agency. With public hearings the same with extending the project area into the survey area.

Just going door to door people are not happy about this. Many also tell me how stupid the Roundabout is.

Again, let people know. Send a letter to everyone within the survey area not just the project area.

All of those I have found that want redevelopment are business owners. Could someone tell me where to find how many businesses are within the city limits of Placerville, how many of those business owners live within the Placerville City Limits, last how many voters/homes are within the City Limits of Placerville?

If the City needs money for something vote on bonds for the streets, pipes, etc it would be cheaper than paying consultants that are making decisions for the residents with no vote or proper notification to the city residents.

I have looked at some of the plans for the city. I wonder how many people want a convention center and high density housing? All plans by the business community and they will get the money from the taxpayers that have no idea what they will be paying for or even want it.

Tahoe redevelopment does not seem too successful.

I chose to move here not Sacramento, Folsom, Roseville, or Elk Grove. Along with many others. If this is such a great idea let the voters decide not a handful of representatives from Southern California and a few individuals of our City Government.

Why is there a need to grow grow grow and build build build. The people living here do not want it. The ones that will make money off of the development want it.

The sewage treatment plant for example: How many homes and businesses was that build for? Does anyone have an answer for that ?

Please let's keep Placerville Unique. People come from all over the state and foreign countries to see the history of Placerville and surrounding areas. Some other examples are Apple Hill and the Wineries that bring people from all over. I doubt anyone wants to come here to see Walmart or Home Depot.

The City of Folsom in my opinion looks new not Old or Historic. They could have put in wooden sidewalks like Old Town Sac or Virginia City.

One more thing to think about. When Walmart and Home Depot box stores come into town their profits go back to Corp Headquarters out of state or out of country. When money is spent with local merchants the dollars stay in El Dorado County.

Someone told me the other day that everyone should be able to move to Placerville just like I did.

My reply "I would like to live in Vail Co., Jackson Hole, WY or Yellowstone Park. We all can't live where we would like to.

Please leave some of our county rural. We have a great county and City let's not try and be like every other cookie cutter Counties and towns just to make a few people wealthy.

We are so concerned about the environment and pollution yet we want more and more people and cars.

Think about the negative side of redevelopment. Are your children and grand children going to grow up in this county being able play in their front yards, go hiking and exploring a creek or fields or live in a large populated area where parents are afraid for their children to

I still want open space. It is a choice. Mine is No on redevelopment without a vote of the people.

The City council is voted for on a ballot, the Mayor is not voted on, just a rotation of the council members.

We also did not get the opportunity to vote for those we would like to control redevelopment if everyone knew what it is We did not know about redevelopment People have no idea what

redevelopment is or that we have had it approved by the City Council who is our self appointed RDA.

Please give the voters of the City the opportunity to be informed by mail, to each address.
It almost seems that they don't want people to know.

Thank you for your time.

Vicki Clark

City of Placerville resident