



County of El Dorado

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Legislation Details (With Text)

File #: 10-1046 **Version:** 3

Type: Agenda Item **Status:** Adopted

File created: 9/21/2010 **In control:** Board of Supervisors

On agenda: 10/26/2010 **Final action:** 10/26/2010

Title: HEARING - Consider adoption (second reading) of an ordinance authorizing the redevelopment of certain territory of the County of El Dorado by the City of Placerville (the "City") and the Redevelopment Agency of the City of Placerville (the "Agency"). (Cont'd 10/19/10, Item 2) (Est. Time: 15 Min.)
ORD 4952

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Exhibit A, Map.pdf, 2. Power Point Placerville Redevelopment Plan.pdf, 3. City Staff Presentation to BOS 9.28.10[1].pdf, 4. Placerville Redevelopment Project Statement of Preparation att'd 10-4-10, 5. 2B - 10-1046 - Ordinance.pdf, 6. Notice of Preparation Placerville Redevelopment Plan, 7. Fully executed Ordinance 4952

Date	Ver.	Action By	Action	Result
10/26/2010	3	Board of Supervisors	Adopted	Pass
10/19/2010	2	Board of Supervisors	Approved	Pass
9/28/2010	1	Board of Supervisors	Received and Filed	

HEARING - Consider adoption (second reading) of an ordinance authorizing the redevelopment of certain territory of the County of El Dorado by the City of Placerville (the "City") and the Redevelopment Agency of the City of Placerville (the "Agency"). (Cont'd 10/19/10, Item 2) (Est. Time: 15 Min.)
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Fiscal Impact/Change to Net County Cost:

There is no change to Net County Cost associated with this item. The costs to prepare and adopt the redevelopment plan are the responsibility of the City of Placerville and Redevelopment Agency of the City of Placerville. The extent of the financial impact on the County as a result of the redevelopment plan itself is unknown at this time.

Background:

In May 2010, the City initiated the process to prepare a redevelopment plan for certain commercial areas of the City that suffer from physical and economic blight. This action stemmed from the completion of a Redevelopment Feasibility Study earlier this year which recommended that the City proceed with formation of the City's first redevelopment plan and project area encompassing the Placerville Drive, Downtown and Broadway commercial districts. The Redevelopment Feasibility Study also recommended redevelopment of the adjacent unincorporated areas of Smith Flat and Motor City (the "County Areas"), which are within the City's sphere of influence.

At the September 28 meeting of the Board of Supervisors, City officials made a presentation describing the City's proposed redevelopment project area, including the County Areas.

Establishment of a redevelopment project area and adoption of a redevelopment plan would establish a 30-year program for revitalization and redevelopment. With this tool, the Placerville Redevelopment Agency could assist private property owners and businesses with a variety of infrastructure, façade, and more substantial improvements to alleviate blighted conditions in a manner that compliments the City’s role in the implementation of the regional economic development mission in the County to attract jobs and stimulate the commercial base.

The process to adopt a redevelopment plan and project area is prescribed in the California Community Redevelopment Law, Health and Safety Code Section 33000 *et seq.* (the “CRL”). The process involves preparation of several documents, meetings with the City’s Planning Commission, Redevelopment Agency, and City Council, and consultations/notices to affected taxing agencies and the general public, culminating in a noticed public hearing at the conclusion of the 9-12 month process. Because the project area is proposed to include the County Areas, the Board of Supervisors must be included in the process.

CRL Section 33213 (set forth below) provides the authority for the Board of Supervisors to authorize the redevelopment of the County Areas by the City and Agency. That section contemplates the adoption of two ordinances by the Board of Supervisors - a first ordinance authorizing the redevelopment of the County Areas by the City and Agency and a second ordinance approving the redevelopment plan as it pertains to the County Areas.

CRL Section 33213 reads as follows:

“By ordinance the legislative body of a community may authorize the redevelopment of an area within its territorial limits by another community if such area is contiguous to such other community. The ordinance shall designate the community to undertake such redevelopment. The community so authorized may undertake the redevelopment of such area in all respects as if the area was within its territorial limits and its legislative body, agency, and planning commission shall have all the rights, powers, and privileges with respect to such area as if it was within the territorial limits of the community so authorized. Neither the legislative body, agency nor planning commission of the community so authorizing shall be required to comply with any requirements of this part except as set forth in this section. Any redevelopment plan for such area shall be approved by ordinance enacted by the legislative body of the community so authorizing.”

The tentative schedule of some of the key dates and actions in the redevelopment plan adoption process are set forth below:

August 24, 2010	City Council Adopts Survey Area
September 21, 2010	Planning Commission Selects Project Area Boundaries
October 12, 2010	Redevelopment Agency Adopts Preliminary Plan
October 19/26, 2010	Board of Supervisors Consent to Redevelopment
December 14, 2010	Redevelopment Agency Adopts Preliminary Report
12/17/10 to 1/31/11	Redevelopment Agency Circulates EIR (45 days)
February 8, 2011	Redevelopment Agency Report to City Council Adopted
March 15, 2011	Board of Supervisors Approves Redevelopment Plan
April 12, 2011	Redevelop Agency/City Council Conduct Joint Public Hearing
May 10, 2011	City Council Adopts Redevelopment Plan

August 8, 2011

Redevelopment Plan Becomes Effective (90 days)

Action to be taken following Board approval: Second reading of ordinance scheduled for October 26, 2010.