



County of El Dorado

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Legislation Text

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

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

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:

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| 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.