

RESOLUTION NO. 2011-01

RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF PLACERVILLE MAKING ITS REPORT AND  
RECOMMENDATION ON ADOPTION OF THE PROPOSED  
REDEVELOPMENT PLAN FOR THE  
PLACERVILLE REDEVELOPMENT PROJECT

WHEREAS, by Resolution No. 2010-02, adopted on September 21, 2010, the Planning Commission of the City of Placerville (the "Planning Commission") selected and designated the boundaries of the project area for the Placerville Redevelopment Project (the "Project"), approved a Preliminary Plan for the Project (the "Preliminary Plan"), and submitted said Preliminary Plan to the Redevelopment Agency of the City of Placerville (the "Agency") for its acceptance and use in connection with the preparation of an official redevelopment plan for the Project; and

WHEREAS, pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 *et seq.*; the "CRL"), the Agency has prepared a proposed Redevelopment Plan (the "Redevelopment Plan") for the Project; and

WHEREAS, Section 33346 of the CRL provides that before a proposed Redevelopment Plan is submitted to the legislative body for adoption, the Redevelopment Agency shall submit the proposed Redevelopment Plan to the Planning Commission for its report and recommendation, including a determination whether the proposed Redevelopment Plan is in conformity with the jurisdiction's General Plan, as required by Section 33331 of the CRL; and

WHEREAS, the proposed Redevelopment Plan authorizes the Agency to acquire land for, and install or construct (or cause the installation or construction of), certain designated public improvements and public utilities either within or without the Project Area subject to the limitations contained in said Redevelopment Plan; and

WHEREAS, the General Plan of the City of Placerville (the "General Plan") has been prepared and adopted in compliance with the California Planning and Zoning Law (Government Code Section 65300 *et seq.*); and

WHEREAS, Section 65402 of the Government Code provides, in part:

"(a) If a General Plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted General Plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted General Plan or part thereof...

"(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such

county or city has adopted a General Plan or part thereof and such General Plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted General Plan or part thereof....”

and

**WHEREAS**, the above-required report and recommendation, including matters referred to in Section 33346 of the CRL and Section 65402 of the Government Code, are to be made to the Agency and the City Council of the City of Placerville for their consideration in acting on the adoption of the proposed Redevelopment Plan; and

**WHEREAS**, the Agency has submitted to the Planning Commission the proposed Redevelopment Plan; and

**WHEREAS**, the Planning Commission has considered the proposed Redevelopment Plan and the reports prepared in connection therewith, including the Draft Environmental Impact Report, the General Plan, and other pertinent reports;

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** The Planning Commission hereby finds and determines that the facts set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** **Findings.** The Planning Commission hereby finds and determines that:

(a) Pursuant to Section 33346 of the CRL, the proposed Redevelopment Plan for the Placerville Redevelopment Project conforms to the General Plan of the City of Placerville. This finding is based on the fact, as more particularly described in the staff report accompanying this resolution, that the proposed Redevelopment Plan provides that the uses to be permitted within the Project shall be the same as designated in and permitted by the General Plan.

(b) With respect to Section 65402 of the Government Code, the activities that may be undertaken within the Placerville Redevelopment Project pursuant to the Redevelopment Plan conform to the City’s General Plan. This finding is based on the fact, as more particularly described in the staff report accompanying this resolution, that the proposed Redevelopment Plan provides that the uses to be permitted within the Project shall be the same uses designated in and permitted by the General Plan.

**Section 3.** **Report and Recommendation.**

(a) The Planning Commission hereby reports to the Redevelopment Agency of the City of Placerville and the City Council of the City of Placerville the findings referred to in Section 2 hereof.

(b) The Planning Commission hereby recommends the approval and adoption of the proposed Redevelopment Plan in the form attached hereto as Exhibit A. In the event that prior to the adoption of the proposed Redevelopment

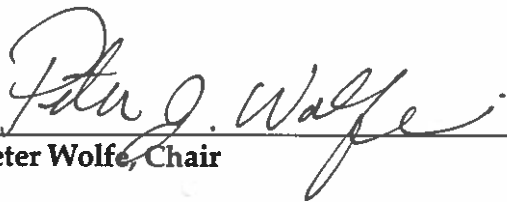
Plan, the Agency or the City Council desire to make any minor technical or clarifying changes to the proposed Redevelopment Plan or any documents related thereto, the Planning Commission hereby finds and determines that any such minor technical or clarifying changes need not be referred to it for further report and recommendation.

**Section 4. Environmental Considerations.** Pursuant to Section 15025(c) of the Guidelines for the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 *et seq.*, implementing the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*), the Planning Commission has reviewed and considered the Draft Environmental Impact Report prepared for the proposed Redevelopment Plan in connection with making its report and recommendation hereunder.

**Section 5. Transmittal.** The Secretary of the Planning Commission shall transmit a copy of this resolution to the Redevelopment Agency of the City of Placerville and the City Council of the City of Placerville for consideration as part of the Agency's Report to the City Council pursuant to Section 33352 of the CRL, and this resolution shall be deemed the report and recommendation of the Planning Commission concerning the proposed Redevelopment Plan and contemplated public projects and activities thereunder as required by applicable provisions of law.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Placerville this 1st day of February, 2011, by the following vote:

**AYES:** Russell, Wolfe, Frenn.  
**NOES:** None.  
**ABSTAIN:** None.  
**ABSENT:** Ogdin, Wager.

  
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Peter Wolfe, Chair

**ATTEST:**   
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Andrew Painter, Executive Secretary

