

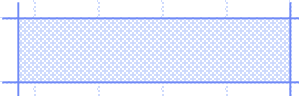
Economic Development Fund Project Plan



BOS Workshop

January 25, 2018

Presented by Sean Powers, CDA Director



Looking at Econ. Dev. Projects

- Building a fund balance for viable project delivery
 - Projected 2017-18 = \$1.2M
- **Economic Development:** efforts that seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs and supporting or growing incomes and the tax base
- New development = new/more tax base
- New/relocated business = spend here v. elsewhere
- Jobs = spending
- More income = more spending

Where to Look for Projects

- Area Plans
 - Policy documents used to address specific issues within a community to provide long-term guidance and stability in implementing identified community, County and General Plan policies and goals
 - A tool for achieving a vision and goals
- Five Area Plans
 - Penn Valley
 - Higgins Corner
 - Loma Rica Industrial
 - North San Juan
 - Soda Springs

What to Look for in Projects

- ✓ Remove a barrier for future development
- Economic benefit
- Infrastructure needs
 - Water
 - Sewer
 - Transportation
 - Fire Suppression
- Land Acquisition
- Renovation
- Planning and feasibility studies
- Conduit for additional future development

Identified Projects So Far

- Round 1
 - Higgins Marketplace - Sewer Line
 - Soda Springs - Attract I-80 Travelers
- Round 2
 - North San Juan - Fire Suppression System
 - Feasibility study completed in 2016 with CDBG funds
 - Current suppression infrastructure allows zero new development
 - Current Public Works Corp Yard
 - Site cleanup
 - Highest and best reuse study
- Round 3
 - Updated Area Plans

Higgins Marketplace - Sewer Line

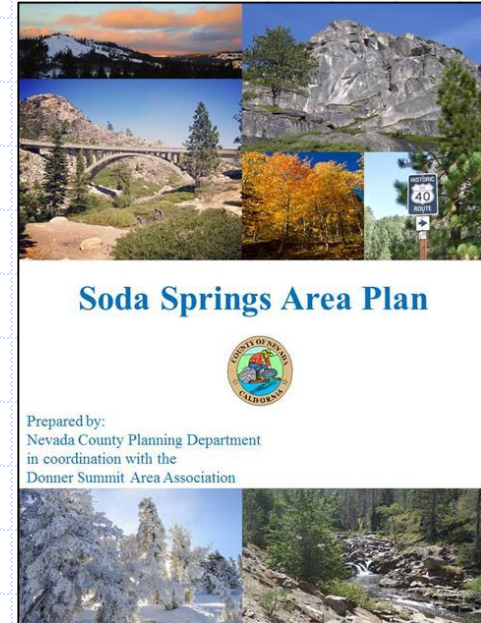
- ¾ mile of sewer force main Cascade Crossing to Higgins Road
 - Add capacity for new development
 - Connect existing development to replace septic
- Combine with Combie Road Corridor Improvements Project (CIP Programmed 2018-19) for cost savings
- Infrastructure Reimb. Agreement w/ Higgins Marketplace
 - Staff presentation at January 23 BOS meeting
 - Encourage and incentivize developer to complete a planned project
 - Benefits property owners and future developers in the corridor
 - Benefits the LOP Wastewater Treatment Plant
 - More rate payers will assist with operational costs
 - Additional capital improvement funds for improvements
 - Delays need for rate increases

Soda Springs - Attract Travelers

- Cooperative effort with Placer County
 - Submit to Placer's Capital Projects Advisory Committee
 - Requires grant application submissions
 - Staff thinks joint funded cooperative County projects will compete well with Donner Summit Association (DSA) support
 - Also looking at non-grant allocation methods with Placer
 - Placer has a Parks Department
 - Potential local match by Nevada County to deliver projects
- Some draft project ideas thus far
 - Restroom facility
 - Parking
 - Community area
 - Destination signage
 - Snow park
 - Other Area Plan projects
- Another community meeting with DSA and other stakeholders at the end of January / early February

Soda Springs Area Plan Highlights

- Started July 2014
- Approved October 2016
- 18 public meetings
- Overall positive public participation
 - Low NIMBYism
 - No community boundary changes
 - Championed by community
 - Consensus on need to update zoning



Next Area Plan Updates

- Penn Valley – Approved January 2000
- Higgins Corner – Approved December 2000
- Challenges for completing area plans
 - Typically 2 years to complete
 - Competing interests in community
 - Expansion of community boundary
 - Number of planned and then added public meetings
 - NIMBY versus growth
 - Traffic concerns from growth
 - MAC or potential MAC participation
 - Updating the Housing Element beginning in June 2018

Starting One Plan or Two in 2018

- Working on one plan
 - Currently one Senior Planner in Advanced Planning
 - Majority of one FTE plus supervision and support
 - One area plan = 2,250 staff hours for \$152K over two years
- Working on two area plans at once
 - Doubles the time and costs for one plan
 - Creates a capacity issue for Advance Planning
 - Prepping for recurring evening meetings in short time spans competing for staff time
 - Bringing on additional staff (temporary or permanent)
 - Contracting out to a consultant for approximately \$350K plus staff oversight of \$60K for one plan

Next Steps

- Implement agreement and sewer line for Higgins Marketplace with Combie Road Corridor Improvements Project
- Continue working with Placer on Soda Springs
- Recommendation - start Penn Valley Area Plan in 2018
 - Use existing Advance Planning resources
- Higgins Corner Area Plan
 - Request direction from the Board to take on two plans at once
 - With direction from BOS, would work on resources and funding to start a second plan in the 2018-19 budget process
 - CDA / Planning will work with CEO and HR on funding, staffing, or consultant contract for BOS approval
- Leverage other ongoing economic funding opportunities

Questions?

