

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Richard Colwell, Chief Assistant CEO – Redevelopment Director *RC Colwell*
Rae James, Deputy Director
DATE: July 25, 2006
SUBJECT: Adopt a Resolution Approving the Use of \$48,000 of Tax Increment Funds to Purchase Land Coverage for the Jackpine Street Public Parking Lot and Authorize the Chief Assistant CEO-Redevelopment Director or Designee to Sign All Related Documents, Subject to the Review of Agency Counsel.

ACTION REQUESTED: Adopt a resolution approving the use of \$48,000 of Tax Increment Funds to purchase land coverage for the Jackpine Street Public Parking Lot and authorize the Chief Assistant CEO-Redevelopment Director or designee to sign all related documents, subject to the review of Agency Counsel.

BACKGROUND: On October 21, 2003 your Board authorized entering into a long term lease agreement for the Jackpine Street property. This site is located along Jackpine Street one parcel north of North Lake Blvd. and will be used for public parking (see Attachment - Map). The lot will provide parking for 40 vehicles, and corresponding amenities. The Agency will start making lease payments in November 2006 when the site is fully entitled by the County and the Tahoe Regional Planning Agency (TRPA). In May of 2005 the Agency signed a memorandum of understanding with the Public Works Department (DPW) and authorized a contract with a local engineering firm to design the surface lot. The Board of Supervisors approved the design contract on July 12, 2005.

The site has never been developed and lacks sufficient land coverage rights to construct the proposed surface parking lot. Providing land coverage is one of services provided by the California Tahoe Conservancy (CTC). It provides coverage to public and private developers. The CTC sells coverage at market rates and has identified coverage for the Jackpine Street Public Parking Lot in its 2006 allocation. The Jackpine Street Parking Lot requires the purchase of an estimated 5,991 square feet of coverage at a cost of \$8 per square foot resulting in a not to exceed amount of \$48,000. The Agency's purchase will still require CTC Board approval, however, CTC staff has indicated that it is likely the request will be approved.

FISCAL IMPACT: Total estimated expenditures for this acquisition are \$52,000. The Agency has budgeted sufficient North Lake Tahoe Redevelopment Tax Increment funds to make this purchase. There will be no impact on the County General Fund.

ENVIRONMENTAL STATUS: The CEQA process is complete on the Jackpine Street Public Parking Lot and a Mitigated Negative Declaration was issued. Your Board confirmed the determination on June 13, 2006 and the notice has been recorded.

RECOMMENDATION: Adopt a resolution approving the use of \$48,000 of Tax Increment Funds to purchase land coverage for the Jackpine Street Public Parking Lot and authorize the Chief Assistant CEO-Redevelopment Director or designee to sign all related documents, subject to the review of Agency Counsel.

Attachments:

cc: Sabrina Thompson, Agency Counsel

Please use a blank page behind memo to insert any other cc's besides Sabrina Thompson

This will let the Administrative Assistant know who else gets a copy of board package

bcc: Ron Baker, Senior Administrative Services Officer
Cindy Kelly, Senior Administrative Services Officer

**Before the Placer County
Redevelopment Agency Board of Directors
County of Placer, State of California**

In the matter of:

Adopt a Resolution Approving the Use of \$48,000 of Tax Increment Funds to Purchase Land Coverage for the Jackpine Street Public Parking lot and Authorize the Chief Assistant CEO-Redevelopment Director or Designee to Sign all Related Documents, Subject to the Review of Agency Counsel.

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Redevelopment Agency Board of the County of Placer at a regular meeting held July 25, 2006,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

**Attest:
Clerk of said Board**

Chair, Agency Board

BE IT RESOLVED by the Board of the Placer County Redevelopment Agency as follows:

WHEREAS, the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area (Redevelopment Plan) was adopted by the Placer County Board of Supervisors on July 16, 1996 by Ordinance No. 4753-B and as subsequently amended from time to time; and

WHEREAS, the Redevelopment Agency of the County of Placer (Agency) is vested with responsibility pursuant to the Community Redevelopment Law (Part I of Division 24 of the

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Health and Safety Code of the State of California) to implement the Redevelopment Plan in the Project Area; and

WHEREAS, the Agency intends to purchase land coverage from the California Tahoe Conservancy for use within the Project Area to develop a public parking lot; and

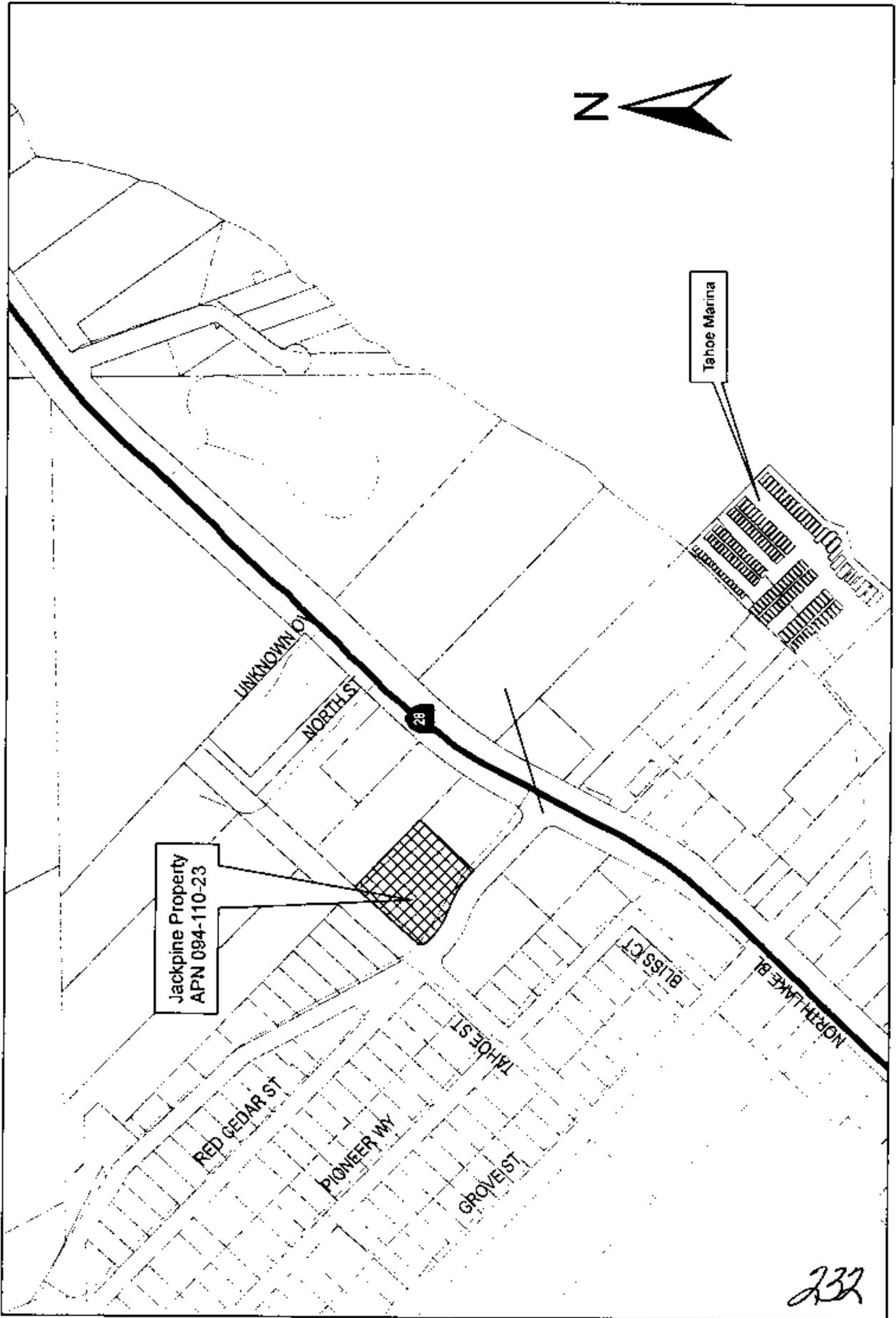
WHEREAS, the CEQA process is complete on the Jackpine Street Public Parking lot and a Mitigated Negative Declaration was issued; and

WHEREAS, by the staff report accompanying this Resolution and incorporated herein by this reference, the Agency Board is provided additional information upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that based on information presented, the Agency Board determines as follows:

1. All of the above recitals are true and correct, and the Agency Board has based the findings and actions set forth in this Resolution, in part, on such recitals.
2. The Agency Board consents to the payment by the Agency for the acquisition of land coverage for APN 094-110-023 from the California Tahoe Conservancy, for \$48,000.
3. The Agency Board authorizes the Chief Assistant CFO--Redevelopment Director, or designee to execute all necessary documents to carry out this acquisition.
4. This Resolution shall take immediate effect from and after its passage and approval.

Attachment - Map



Jackpine Street Public Parking Lot