

PLACER COUNTY

REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Rich Colwell, Chief Assistant CEO-Redevelopment Director *RE Colwell*
Rae James, Deputy Director
DATE: July 23, 2007
SUBJECT: Adopt a Resolution With Specific Findings Required by Health and Safety Code Section 33445 for the Purchase of Parcel APN 090-074-002, Brockway Vista Subdivision in Kings Beach, Subject to Review by County Counsel.

ACTION REQUESTED

Adopt a resolution with specific findings required by Health and Safety Code Section 33445 for the purchase of parcel APN 090-074-002, Brockway Vista Subdivision in Kings Beach, subject to review by County Counsel.

BACKGROUND

In a separate item on this Agenda, the Redevelopment Agency (Agency) seeks approval to purchase real property located on the vacant portion of a lot located on Rainbow Avenue near Deer Street in Kings Beach for the amount of \$510,000 plus related escrow costs.

In order to use tax increment proceeds to acquire land, California Redevelopment Law (Health and Safety Code Section 33445 et seq.) requires that the local legislative body consent to the acquisition by its redevelopment agency and make the following three findings:

- a) that the public improvements are of benefit to the North Lake Tahoe Redevelopment Project Area or the immediate neighborhood of the Project Area;
- b) that no other reasonable means of financing such public improvements are available to the community; and
- c) that the Agency's contribution to the cost of the public improvement will assist in elimination of one or more blighting conditions in the Project Area.

Accordingly, the land purchase will facilitate the removal of blighting influences on site, provide for the installation of water quality improvement and environmental protection facilities, provide public parking for local residents and visitors, support the local commercial district and provide enhanced pedestrian and aesthetic amenities. It is determined that there are no other reasonable means of financing the property acquisition. Other County funding sources are already committed towards other obligations. The acquisition and subsequent improvement project will assist in the elimination of blighting conditions in the North Lake Tahoe Redevelopment Project Area and is consistent with the North Lake Tahoe Redevelopment Implementation Plan adopted pursuant to Health and Safety

Code Section 33490. A stated goal in the North Lake Tahoe Five Year Implementation Plan is to “strengthen community and tourist serving commercial areas by encouraging rehabilitation, provide for improved parking, and install public improvements.”

ENVIRONMENTAL STATUS

Property acquisition in furtherance of the North Lake Tahoe Project Area Redevelopment Plan is exempt from environmental review per California Environmental Quality Act guidelines, section 15180. In addition, the proposed action to acquire land does not commit to a definite course of action. The proposed action is not a federal undertaking pursuant to National Environmental Policy Act.

FISCAL IMPACT

The proposed acquisition falls within the current Agency budget and adequate North Lake Tahoe Redevelopment tax allocation bond funds are available to finance the action. There will be no impact to the County General Fund.

RECOMMENDATION

Adopt a resolution with specific findings required by Health and Safety Code Section 33445 for the purchase of parcel APN 090-074-002, Brockway Vista Subdivision in Kings Beach, subject to review by County Counsel.

Attachment: Resolution
Map

cc: Karin Schwab, County Counsel

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Adopt a resolution with specific findings required by Health and Safety Code Section 33445 for the purchase of parcel APN 090-074-002, Brockway Vista Subdivision in Kings Beach, subject to review by County Counsel.

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held July 23, 2007,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chair, Board of Supervisors

Clerk of said Board

WHEREAS, the Placer County Redevelopment Agency (Agency) has adopted the North Lake Tahoe Redevelopment Project Area (Project Area), the North Lake Tahoe Redevelopment Plan (Plan), and the North Lake Tahoe Implementation Plan (Implementation Plan); and

WHEREAS, the Agency desires to allocate \$510,000 plus closing and associated costs of Project Area funds to acquire parcel (APN 090-074-002) known as Lots 3, 4, 5, 6, 7, 8, and 9, Block H, Brockway Vista Subdivision, located within the Project Area; and

WHEREAS, the purchase of this parcel will assist in the elimination of blight in that it facilitates the development of public parking, water quality improvement facilities and related public improvements, supports the economic viability of the Kings Beach commercial district and removes impediments to infill development. The purchase of this parcel is consistent with the goals and objectives of the Project Area, Plan, and Implementation Plan which are to assist in the development of underdeveloped or poorly developed areas, which are under utilized or improperly utilized, address environmental concerns within the Project Area, and provide public parking and public improvements.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer to make the following findings:

Section 1. The acquisition of the Property is of benefit to the Project Area and to the immediate neighborhood of the Project.

Section 2. There are no other means of financing such property acquisition available to the community.

Section 3. The Agency's contribution of the cost of the property acquisition will assist in the elimination of one or more blighting conditions of the Project Area.