

**PLACER COUNTY**

**REDEVELOPMENT AGENCY**

**MEMORANDUM**

**TO:** Honorable Members of the Board of Supervisors  
**FROM:** Rich Colwell, Chief Assistant CEO-Redevelopment Director  
Rae James, Deputy Director  
**DATE:** October 23, 2007  
**SUBJECT:** Adopt a Resolution With Findings Required by Health and Safety Code Section 33445 to Accept the Conveyance of Assessor Parcels 090-122-035, 090-122-036, and 090-122-037 in Kings Beach Subject to County Counsel Review.

*Received*

---

**ACTION REQUESTED**

Adopt a resolution with findings required by Health and Safety Code Section 33445 to accept the conveyance of Assessor Parcels 090-122-035, 090-122-036, and 090-122-037 in Kings Beach subject to County Counsel review.

**BACKGROUND**

In a separate item on this Agenda, the Redevelopment Agency (Agency) seeks approval to accept the conveyance of property in Kings Beach for the purpose of construction of affordable housing.

In order 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 (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 efforts will provide for the construction of housing for low- or moderate-income persons and is consistent with the adopted Five Year Implementation Plan.

The public benefit is the increase in much needed affordable housing in the North Tahoe area. The land is being conveyed to the Agency for no land cost.

**ENVIRONMENTAL STATUS**

This action will enable the Agency to engage in planning and negotiations for a yet to be defined project. As such it does not commit the Agency to a definite course of action and is exempt from environmental review per California Environmental Quality Act Guidelines, Section 15262. Environmental review will be conducted prior to approval of the development. 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. The proposed action is not a federal undertaking pursuant to National Environmental Policy Act.

**FISCAL IMPACT**

The assessor parcels 090-122-035, 090-122-036, and 090-122-037 (collectively Property) in Kings Beach will be conveyed to the Agency at no cost except closing costs. Upon acceptance, the Property will be removed from the County tax rolls and no taxes will be assessed on the Property until such time as the Agency transfers title to the Property to a private third party. The short-term loss of property tax revenue is the only impact on the General Fund. Annual tax payments for this Property to all taxing agencies are \$1,197.

**RECOMMENDATION**

Adopt a resolution with findings required by Health and Safety Code Section 33445 to accept the conveyance of assessor parcels 090-122-035, 090-122-036, and 090-122-037 in Kings Beach subject to County Counsel review.

Attachment: Resolution

cc: Karin Schwab, Deputy County Counsel

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

In the matter of:

Adopt a resolution with findings required by Health and Safety Code Section 33445 to accept the conveyance of Assessor Parcels 090-122-035, 090-122-036, and 090-122-037 in Kings Beach subject to County Counsel review.

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 October 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 Redevelopment Implementation Plan (Implementation Plan); and

WHEREAS, the Agency desires to accept the conveyance of property, Assessor Parcel Numbers 090-122-035, 090-122-036, and 090-122-037 (collectively Property) in Kings Beach; and

WHEREAS, the Project is consistent with the goals and objectives of the Plan and Implementation Plan, which are to assist in the development of affordable housing in underdeveloped or poorly developed areas that are under utilized or improperly utilized within the Project Area.

WHEREAS, this action does not commit the Agency to a definite course of action and is exempt from environmental review per California Environmental Quality Act Guidelines, Section 15262. Property acquisition in furtherance of the Project Area Plan is exempt from environmental review per California Environmental Quality Act Guidelines, Section 15180. The proposed action is not a federal undertaking pursuant to National Environmental Policy Act.

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 efforts will provide for the construction of low- and moderate-income housing and is consistent with the adopted Implementation Plan.