

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Richard Colwell, Chief Assistant CEO-Redevelopment Director
James LoBue, Deputy Director
DATE: November 27, 2007
SUBJECT: Adopt a Resolution in Support of the Submittal to the Tahoe Regional Planning Agency of a Pre-application by Kings Beach Resorts LLC in Accordance with the Lake Tahoe Community Enhancement Program.

ACTION REQUESTED

Adopt a resolution in support of the submittal to the Tahoe Regional Planning Agency (TRPA) of a pre-application by Kings Beach Resorts LLC (Developer) in accordance with the Lake Tahoe Community Enhancement Program.

BACKGROUND

In July 2007, Agency staff was contacted by Developer who indicated an interest in developing a mixed-use resort in Kings Beach through the TRPA Lake Tahoe Community Enhancement Program. The Developer is a group of investors who have built hotels, mixed-use developments, and residential projects throughout California. Agency staff and Developer have met on several occasions to discuss development concepts and address potential issues. If the concept is deemed feasible and Agency assistance is considered warranted, following planning and financial review, Agency staff will return to the Agency Board with a proposed development agreement. At the October 23, 2007 meeting, your Board endorsed three other proposed concept pre-applications for the CEP. At the time this concept was just beginning its County review. Since that time the County pre-development review application has been submitted and the initial pre-development review meeting has been held.

The Developer seeks your Board's support of its pre-application submittal to the TRPA Lake Tahoe Community Enhancement Program for a mixed use development concept. Local jurisdiction support of concept proposals to TRPA under this program does not imply support of a project. Evaluation of the pre-application is expected to be completed by December 2007. If successful, the Developer will be invited to submit a full development application to TRPA and the County and be subject to an environmental review and all other standard development review processes.

Approval of this item will authorize Agency staff to forward the attached resolution to TRPA.

FISCAL IMPACT

The proposed action does not commit Agency funds nor does it impact the County General Fund.

ENVIRONMENTAL STATUS

This action does not constitute a “project” as defined by Public Resources Code §21065 and is therefore exempt from the California Environmental Quality Act. The proposed action is not a federal undertaking under National Environmental Policy Act guidelines.

RECOMMENDATIONS

Adopt a resolution in support of the submittal to TRPA of a pre-application by the Developer in accordance with the Lake Tahoe Community Enhancement Program.

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 in support of the submittal to the Tahoe Regional Planning Agency of a pre-application by Kings Beach Resorts LLC in accordance with the Lake Tahoe Community Enhancement Program.

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 _____ by the

following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

**Attest:
Clerk of said Board**

Chair, Board of Supervisors

WHEREAS, by Ordinance No. 4753-B adopted on July 16, 1996, the Board of Supervisors of the County of Placer has adopted the Redevelopment Plan for the North Lake Tahoe Project Area (Project Area); 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 Health and Safety Code of the State of California) to implement the Redevelopment Plan in the Project Area; and

WHEREAS, the Agency has engaged in discussion with Kings Beach Resorts LLC (Developer) regarding the conceptual planning and potential Agency participation in a redevelopment concept within the Project Area; and

WHEREAS, the Developer desires to submit its pre-application representing its development concept for a mixed-use resort (Proposal) to the Tahoe Regional Planning Agency (TRPA) for consideration under TRPA's Lake Tahoe Community Enhancement Program; and

WHEREAS, the Agency is desirous that the Board of Supervisors express its support for the submittal by Developer of its Proposal to TRPA under the Lake Tahoe Community Enhancement Program; and

WHEREAS, the County has adopted certain ordinances and regulations governing the use and development of property which will apply to the Proposal, and the County's support for the submittal of the Proposal by the Developer shall not limit, or be inferred to limit, the exercise of discretion by County with respect to County's duties and obligations under the Placer County Code and/or state law arising out of, or relating to, the granting of any type of regulatory approval or action which may be related to the Proposal.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer that your Board supports the submittal to TRPA of a pre-application by the Developer of its mixed-use resort concept for consideration in accordance with TRPA's Lake Tahoe Community Enhancement Program.