

PLACER COUNTY

REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Rich Colwell, Chief Assistant CEO-Redevelopment Director *Rich Colwell*
James LoBue, Deputy Director
DATE: July 21, 2009
SUBJECT: Adopt Findings to Authorize the Utilization of Tax Increment Proceeds for the Acquisition of the Following Real Property (per California Health and Safety Code Section 33445): Lots 36 Through 40 Located at 8716 and 8720 North Lake Boulevard (APNs 090-142-001 and 090-142-002), Lots 103 and 104 Located at 8723 Brockway Vista Avenue (APN 090-142-011), and Lots 105 Through 107 Located at 8717 Brockway Vista Avenue (APN 090-142-012), Kings Beach, California.

ACTION REQUESTED

Adopt findings to authorize the utilization of tax increment proceeds for the acquisition of the following real property (per California Health and Safety Code Section 33445): lots 36 through 40 located at 8716 and 8720 North Lake Boulevard (APNs 090-142-001 and 090-142-002), lots 103 and 104 located at 8723 Brockway Vista Avenue (APN 090-142-011), and lots 105 through 107 located at 8717 Brockway Vista Avenue (APN 090-142-012), Kings Beach, California.

BACKGROUND

In a separate item on this Agenda, the Redevelopment Agency (Agency) seeks approval to purchase the real property owned by George Carl Everett and Andrea Cecille Everett, trustees of the Everett Family Revocable Trust, of lots 36 through 40 located at 8716 and 8720 North Lake Boulevard (APNs 090-142-001 and 090-142-002), lots 103 and 104 located at 8723 Brockway Vista Avenue (APN 090-142-011), and lots 105 through 107 located at 8717 Brockway Vista Avenue (APN 090-142-012), Kings Beach, California, and pay for the acquisition including escrow and related costs.

In order to use tax increment proceeds to acquire land for a public project, California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that the local legislative body consent to the acquisition by its redevelopment agency and make the following three findings:

- a) 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) no other reasonable means of financing such public improvements are available to the community; and
- c) 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 purchase of the land is of benefit to the Project Area and will effectuate the removal of blighting influences and facilitate development of the property to help prevent business district deficiencies. The property acquisition will support the overall revitalization of the surrounding commercial district and Kings Beach Community. Assemblage will support modern, integrated development and will strengthen community and tourist-serving commercial areas by providing improved commercial or mixed-use facilities, public parking, or public improvements. There are insufficient County funding sources to finance this project.

ENVIRONMENTAL STATUS

No development project is currently contemplated for the real property, nor does the proposed action commit the County, Agency, or your Board to a definite course of action. Therefore, the Board's adoption of findings will not result in a direct or reasonably foreseeable indirect physical change in the environment (California Environmental Quality Act Guidelines, Section 15060(c)). At such time as a development project is proposed for the real property, it will be required to undergo the County's application and environmental review process. The proposed action is not a federal undertaking pursuant to National Environmental Policy Act.

FISCAL IMPACT

There will be no impact to the County's General Fund. The Agency's FY 2009-10 Budget has sufficient funds allocated to purchase the subject site.

RECOMMENDATION

Adopt findings to authorize the utilization of tax increment proceeds for the acquisition of the following real property (per California Health and Safety Code Section 33445): lots 36 through 40 located at 8716 and 8720 North Lake Boulevard (APNs 090-142-001 and 090-142-002), lots 103 and 104 located at 8723 Brockway Vista Avenue (APN 090-142-011), and lots 105 through 107 located at 8717 Brockway Vista Avenue (APN 090-142-012), Kings Beach, California

Attachments: Resolution
Map

cc: Karin Schwab, Deputy County Counsel

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

In the matter of:

Adopting findings to authorize the utilization of tax increment proceeds for the acquisition of the following Real Property (per California Health and Safety Code Section 33445): lots 36 through 40 located at 8716 and 8720 North Lake Boulevard (APNs 090-142-001 and 090-142-002), lots 103 and 104 located at 8723 Brockway Vista Avenue (APN 090-142-011), and lots 105 through 107 located at 8717 Brockway Vista Avenue (APN 090-142-012), Kings Beach, California

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:

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, and the North Lake Tahoe Implementation Plan (Project Area and Plans);

WHEREAS, the Agency desires to acquire lots 36 through 40 located at 8716 and 8720 North Lake Boulevard (APNs 090-142-001 and 090-142-002), lots 103 and 104 located at 8723 Brockway Vista

Avenue (APN 090-142-011), and lots 105 through 107 located at 8717 Brockway Vista Avenue (APN 090-142-012), Kings Beach, California located within the Project Area; and

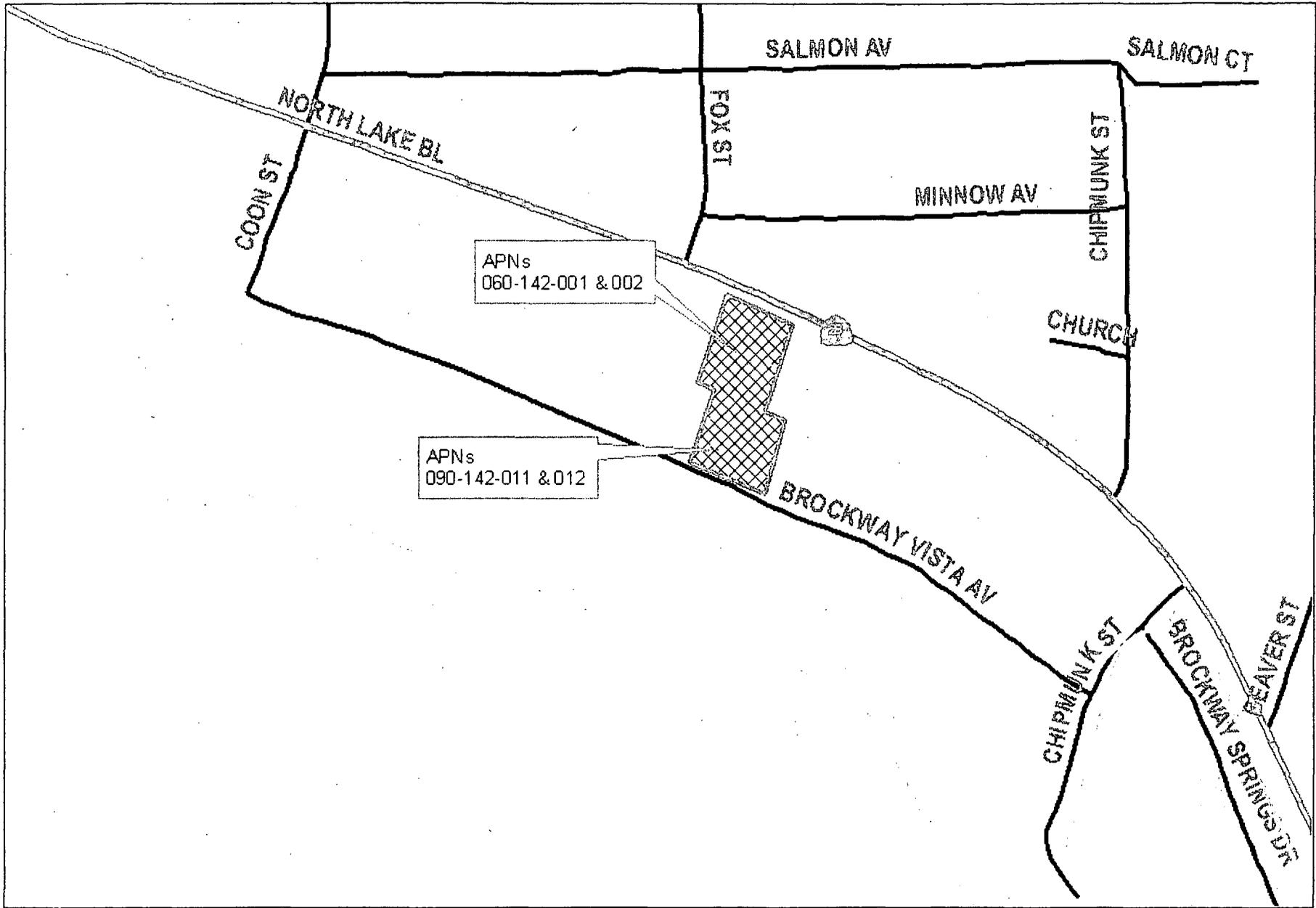
WHEREAS, the proposed acquisition is of benefit to the Project Area and will effectuate the removal of blighting influences and facilitate development of the Project Area to help prevent business district deficiencies. The proposed acquisition will support the overall revitalization of the surrounding commercial district and Kings Beach Community. Assemblage will support modern, integrated development and will strengthen community and tourist-serving commercial areas by providing improved commercial or mixed-use facilities, public parking, or public improvements. There are no available County funding sources to finance this project.

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 Area as it will support the overall revitalization of the surrounding commercial district and Kings Beach Community by providing additional land to support future modern, integrated development and will strengthen community and tourist-serving commercial areas by providing improved commercial or mixed-use facilities, public parking, or public improvements.

Section 2. There are no other means of financing such property acquisition available to the community as there are no available County funding sources to finance this project.

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 as it will effectuate the removal of blighting influences and facilitate development of the Project Area to help prevent business district deficiencies.



Everett Properties

