

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director 
DATE: May 18, 2010
SUBJECT: Adopt a Resolution to Authorize the Redevelopment Agency to Submit Preliminary Redevelopment Plans and an Environmental Assessment to the Tahoe Regional Planning Agency for its Consideration of an Amendment to the Tahoe Regional Planning Agency's Code of Ordinances Under Chapter 15-Redevelopment Plans.

ACTION REQUESTED: Adopt a resolution to authorize the Redevelopment Agency (Agency) to submit to the Tahoe Regional Planning Agency (TRPA) Preliminary Redevelopment Plans and an Environmental Assessment for the four communities of: Kings Beach/Stateline, Tahoe Vista, Lake Forest, and Tahoe City/Gateway for its consideration of an amendment to TRPA's Code of Ordinances under its Chapter 15-Redevelopment Plans.

BACKGROUND: The Agency's first years were focused on building the necessary administrative procedures, program plans, and studies needed to bring about the early goals and objectives identified by your Board. The Agency's work program is delivered through development projects and revitalization programs. These activities are monitored and implemented through partnerships with a large network of community groups, County departments, and regulatory agencies such as TRPA.

The Agency understands that TRPA may provide special land-use considerations in redevelopment areas under its new Regional Plan in order to encourage construction of environmental improvement projects. If these incentives are approved by TRPA in the new Regional Plan, the Agency would wish to have portions of the North Lake Tahoe Redevelopment Project Area eligible for land-use incentives.

TRPA does not recognize California redevelopment project areas for consideration of land-use incentives, allocations, or special considerations. TRPA has its own defined redevelopment program under its Code of Ordinances Chapter 15-Redevelopment Plans. Any jurisdiction in the Tahoe Basin may apply for redevelopment area recognition. Submission under TRPA's Chapter 15 will have no impact on the boundaries of the North Lake Tahoe Redevelopment Project Area. The redevelopment area boundaries requested by staff to be submitted to TRPA are deliberately within those of the North Lake Tahoe Redevelopment Area.

In the proposed TRPA Preliminary Redevelopment Plans, the redevelopment areas of Kings Beach, Lake Forest, Tahoe Vista, and Tahoe City/Gateway are all smaller than those identified by

Placer County under California Redevelopment Law. TRPA's definition of blight, while similar to that of California, is limited and these proposed boundaries reflect that definition of blight. The Agency requests approval to submit separate plans for: Kings Beach /Stateline, Tahoe Vista, Lake Forest, and Tahoe City/Gateway.

Adoption of a redevelopment area under TRPA is done in two steps. First, the Agency must submit a Preliminary Redevelopment Plan with the primary purpose of conceptually defining area boundaries under consideration. These boundaries are preliminary. This Preliminary Plan does not identify specific projects and only suggests possible activities which may be undertaken as a part of the Final Redevelopment Plan. TRPA code currently requires that an Environmental Assessment (see attached) be submitted with the Preliminary Redevelopment Plan.

Second, the Agency has a maximum of five years to submit a Final Redevelopment Plan which provides the final boundaries, planned projects, location of planned projects, types of entitlements needed, and environmental enhancements. Any action on the Final Redevelopment Plans can only occur after an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA) is completed in addition to the environmental review and public comment required by the California Environmental Quality Act (CEQA).

ENVIRONMENTAL STATUS: An environmental impact report was certified by the Agency Board at the time of adoption of the North Lake Tahoe Redevelopment Plan Project Area (Plan Area). The proposed submission of Preliminary Redevelopment Plans and the Environmental Assessment are actions taken in furtherance of the Plan Area pursuant to CEQA Guidelines §Section 15180(b).

FISCAL IMPACT: None. This is an information only item.

Attachments: Resolution
Preliminary Redevelopment Plans
Environmental Assessment for North Lake Tahoe Preliminary Redevelopment
Plans

cc: Karin Schwab, Agency Counsel
Preliminary Redevelopment Plans &
Environmental Assessment for
North Tahoe Preliminary
Redevelopment Plans For Review
Only At the Clerk of the Board

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

In the matter of:

Authorizing the Redevelopment Agency to submit Preliminary Redevelopment Plans and an Environmental Assessment for the four communities of: Kings Beach/Stateline, Tahoe Vista, Lake Forest, and Tahoe City/Gateway to the Tahoe Regional Planning Agency for its Consideration of an Amendment to Tahoe Regional Planning Agency's Code of Ordinances under its Chapter 15-Redevelopment Plans

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 _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair, Redevelopment Agency Board

WHEREAS, by Ordinance No. 4753-B adopted on July 16, 1996, the Board of Supervisors of the County of Placer (County) has adopted the Redevelopment Plan for the North Lake Tahoe Project Area (Project Area);

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;

WHEREAS, the Tahoe Regional Planning Agency (TRPA) Code of Ordinances Chapter 15-Redevelopment Plans allows local jurisdictions to submit Preliminary Redevelopment Plans leading to the submission of final Redevelopment Plans which will specify redevelopment area locations and activities pursuant to TRPA Code;

WHEREAS, redevelopment areas recognized under the TRPA Code may be entitled to special land-use considerations and incentives;

WHEREAS, the Agency Board is desirous to ensure that the communities of: Kings Beach/Stateline, Tahoe Vista, Lake Forest, and Tahoe City/Gateway, within the Project Area are eligible for any applicable land-use considerations and incentives to be adopted by TRPA; and

WHEREAS, the Agency Board's support for the submittal of the Preliminary Redevelopment Plans for: Kings Beach/Stateline, Tahoe Vista, Lake Forest, and Tahoe City/Gateway shall not effect the Redevelopment Plan adopted by the Agency Board for the Project Area.

NOW, THEREFORE, BE IT RESOLVED that this Board authorizes Agency staff to submit Preliminary Redevelopment Plans and an Environmental Assessment for the four communities of: Kings Beach/Stateline, Tahoe Vista, Lake Forest, and Tahoe City/Gateway to TRPA for its consideration of an amendment to TRPA's Code of Ordinances under its Chapter 15-Redevelopment Plans.