

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director
DATE: October 19, 2010
SUBJECT: Request for Proposals for Development of Redevelopment Agency Property Located at the Southwest corner of Chipmunk Street and North Lake Boulevard, Assessor Parcel Numbers 090-370-005, 090-370-006, 090-221-013, 090-221-014, 090-221-020, 090-221-018, 090-221-021, 090-221-026, 090-221-027, and 090-221-012 in Kings Beach, California

ACTION REQUESTED

Adopt a resolution authorizing the Redevelopment Director or designee to issue a Request for Proposals for development of Redevelopment Agency property located at the southwest corner of Chipmunk Street and North Lake Boulevard, Assessor Parcel Numbers 090-370-005, 090-370-006, 090-221-013, 090-221-014, 090-221-020, 090-221-018, 090-221-021, 090-221-026, 090-221-027, and 090-221-012 in Kings Beach, California.

BACKGROUND

In 2007, the Agency embarked on a land acquisition strategy for the Kings Beach Eastern Gateway area. Over various dates the Agency acquired Assessor Parcel Numbers: 090-370-005, 090-370-006, 090-221-013, 090-221-014, 090-221-020, 090-221-018, 090-221-021, 090-221-026, 090-221-027, and 090-221-012, fronting the south side of State Highway 28 west of Chipmunk Street (collectively, the Kings Beach Eastern Gateway). During this time, the Agency also acquired the former Swiss Mart gasoline station located on the northwest corner of State Highway 28 as well as a housing development site for the Kings Beach Housing Now project at the northeast corner of the same intersection. The Agency plans to redevelop all three corners to create a strong community entry statement for Kings Beach.

The Agency is continuing its remediation efforts at the former Swiss Mart gas station site under the oversight of the Lahontan Regional Water Quality Control Board. The Agency anticipates issuing a request for development proposals for a commercial building on that site at a later date. The Kings Beach Housing Now project is being developed by Domus Development, LLC who was awarded Low-Income Housing Tax Credit by the California Tax Credit Allocation Committee on June 9, 2010, and that project is now beginning construction.

The tenant relocation program and demolition of all structures on the Kings Beach Eastern Gateway site were completed in August. The Agency is now ready to issue a Request for Proposals (RFP) to select a development team that can ultimately develop the property. The Eastern Gateway site is approximately 1.3 acres in size and is zoned for commercial uses.

The Agency has participated in several local community meetings to discuss the Kings Beach Eastern Gateway development. The Agency hosted a community workshop on June 15, 2010 to gather input as to the best use of the parcels. More than 50 people attended the meeting, which was held on site. Key ideas that resonated from the meeting included creating a community serving focus and developing the site with a mixed-use approach that had a village style architectural feel. Attendees also stressed that this development should provide opportunities for local professionals, vendors, contractors, and laborers. A summary of the input generated at the workshop is included with the RFP as an attachment.

The Agency attended the North Tahoe Regional Advisory Council (NTRAC) on August 12, 2010 to present the findings of the June 15, 2010 community meeting. On September 9, 2010, Agency staff presented the draft RFP to NTRAC, who voted unanimously to recommend the RFP for approval.

Subject to the approval of your Board today, the Agency intends to issue the RFP on October 20, 2010 for the Kings Beach Eastern Gateway. A pre-proposal meeting will be held on the site on November 16, 2010, where any interested parties may walk the site and ask questions. Proposals will be due on December 6, 2010. A selection committee of five (5) people will convene, review, and rank the proposals submitted in December or early January. The top development teams may be subsequently interviewed. The earliest the Agency anticipates being before your Board to seek approval to enter in to an Exclusive Negotiating Rights Agreement late January 2011 at the earliest.

FISCAL IMPACT

No expenditure authorization is associated with this action. There is no impact to Placer County's general fund.

ENVIRONMENTAL STATUS

The action requested is a request for authority to issue an RFP and is an activity taken in furtherance of the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area, for which an environmental impact report was prepared and certified pursuant to the California Environmental Quality Act (CEQA). Therefore, no further environmental review is required for this action (CEQA Guidelines Section 15180). Nor does the issuance of this RFP commit the Agency to a particular course of action. Should a development team be selected, said team will be required to undertake and complete the development application process through the County, which process includes full CEQA review on the development proposal

Attachment: Resolution
Request for Proposals

cc: Karin Schwab, Agency Counsel

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

In the matter of:

Authorizing the Redevelopment Director or designee to issue a Request for Proposals for development of Redevelopment Agency property located on Assessor Parcel Numbers 090-370-005, 090-370-006, 090-221-013, 090-221-014, 090-221-020, 090-221-018, 090-221-021, 090-221-026, 090-221-027 and 090-221-012 in Kings Beach, California

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, Agency Board

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

WHEREAS, the Agency is responsible for administering the plan to carry out redevelopment efforts within the North Lake Tahoe Redevelopment Project Area;

WHEREAS, the Agency wishes to encourage and support development in the North Lake Tahoe Redevelopment Project Area;

WHEREAS, there is no expenditure authorization associated with this action;

WHEREAS, the issuance of the Request for Proposals is an activity taken in furtherance of the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area, for which an environmental impact report was prepared and certified pursuant to the California Environmental Quality Act (CEQA). Therefore, no further environmental review is required for this action (CEQA Guidelines Section 15180).

WHEREAS, the Agency owns real property located on Assessor Parcel Numbers (APNs) 090-370-005, 090-370-006, 090-221-013, 090-221-014, 090-221-020, 090-221-018, 090-221-021, 090-221-026, 090-221-027, and 090-221-012 in Kings Beach, California; and

WHEREAS, the Agency is desirous of soliciting proposals for development of said real property.

NOW, THEREFORE, BE IT RESOLVED by the Agency Board of Directors that the Agency Board authorizes the Redevelopment Director or designee to issue a Request for Proposals for development of Agency property on APNs 090-370-005, 090-370-006, 090-221-013, 090-221-014, 090-221-020, 090-221-018, 090-221-021, 090-221-026, 090-221-027, and 090-221-012 in Kings Beach, California.