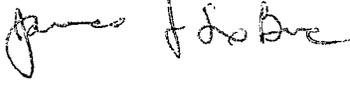


**PLACER COUNTY**  
**REDEVELOPMENT AGENCY**

**MEMORANDUM**

**TO:** Honorable Members of the Redevelopment Agency Board  
**FROM:** Thomas M. Miller, Director  
James LoBue, Deputy Director   
**DATE:** March 22, 2011  
**SUBJECT:** Interagency Implementation Agreement Between the Redevelopment Agency and the County Public Works Department for the Kings Beach Commercial Core Improvement Project in a Not to Exceed Amount of \$4,959,859

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**ACTION REQUESTED:** Adopt a resolution authorizing the Redevelopment Agency Director or designee to execute an agreement between the Redevelopment Agency and the County Public Works Department for the development of the Kings Beach Commercial Core Improvement Project in a not to exceed amount of \$4,959,859 and approving California Health and Safety Code Section 33445 findings to authorize the utilization of tax increment funds and proceeds from tax allocation bonds, 2006 Series A, proceeds.

**BACKGROUND:** The Redevelopment Agency (Agency) seeks your Board's approval to enter into an Interagency Implementation Agreement (Agreement) with the County Public Works Department (Public Works) for the Kings Beach Commercial Core Improvement Project (CCIP). The Agreement will cover property acquisition, road improvements, water quality, streetscape, and parking lot projects. The Agreement describes and memorializes the Agency's commitment to provide funding for the CCIP, including past expenditures, current obligations, and future commitments which cumulatively will not exceed \$11,000,000.

On January 25, 2011, your Board authorized execution of an \$18,865,318 Cooperative Agreement with the County for the Agency funding of projects and programs of benefit to the North Auburn, North Lake Tahoe, and Sunset Industrial Redevelopment Project Areas. The proposed Agreement will implement a portion of that Cooperative Agreement.

California Health and Safety Code, Section 33445 requires that certain findings be made by the Agency and Legislative Body to use redevelopment funds for public facilities. The findings are as follows:

- (a) The buildings, facilities, structures, or other improvements are of benefit to the redevelopment project area or the immediate neighborhood in which the project is located, regardless of whether the improvement is within another project area, or, in the case of a project area in which substantially all of the land is publicly owned, that the improvement is of benefit to an adjacent project area of the agency.
- (b) No other reasonable means of financing the buildings, facilities, structures, or other improvements are available to the community.

- (c) The payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the project area or provide housing for low- or moderate-income persons, and is consistent with the implementation plan adopted pursuant to Section 33490.

The financing of road improvements, water quality, streetscape, and public parking lots will improve traffic safety, and reduce congestion and sediments reaching Lake Tahoe, along with improving air quality. A finding must be made that there are no other reasonable means of financing the CCIP improvements. While other finance sources are being utilized, Agency funding is required to close the budget gap on the proposed improvements required to meet governmental standards. Outside funding sources for the CCIP include Federal State Lands, US Forest Service/California Tahoe Conservancy, Transient Occupancy Tax, and others. The funds committed by the Agency cover prior transactions which had your Board approval and future work providing benefits of improved safety and aesthetics in the Kings Beach community. A final finding must be made that the project will assist in the elimination of one or more blighting conditions inside the North Lake Tahoe Redevelopment Project Area (Project Area) and is consistent with the Project Area Implementation Plan adopted pursuant to California Health and Safety Code Section 33490. The Project Area Implementation Plan, adopted April 4, 2006, provides for improving public infrastructure and the project meets the redevelopment plan goal of eliminating blighting influences and correcting environmental deficiencies in the North Lake Tahoe Redevelopment Project Area.

Through this agreement the Agency will manage the Everett property parking lot design and construction, while Public Works will manage other right-of-way and parking lot site acquisition, neighborhood traffic management plan, SR28 streetscape amenities, water quality projects, and western Kings Beach parking design and construction.

**ENVIRONMENTAL STATUS:** The proposed agreement is an action taken in furtherance of the goals and policies of the Project Area for which an environmental impact report was prepared and certified in 1996 in compliance with the California Environmental Quality Act Guidelines. As part of the scope of work encompassed in this agreement Public Works received your Board approval of the Environmental Impact Report/Environmental Assessment/Environmental Impact Statement on July 22, 2008.

**FISCAL IMPACT:** The Agency's FY 2010-11 North Lake Tahoe Redevelopment Project Area budget has sufficient available tax increment and bond proceeds funds to cover the proposed \$4,959,859 funding commitment. There is no impact to the County General Fund.

Attachments: Resolution  
Funding Agreement

CONTRACT/AGREEMENT  
FOR REVIEW ONLY AT  
THE CLERK OF THE BOARD

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

**In the matter of:**

Authorizing the Redevelopment Agency Director or designee to execute an agreement between the Redevelopment Agency and the Placer County Public Works Department for the development of the Kings Beach Commercial Core Improvement Project in a not to exceed amount of \$4,959,859, and approving California Health and Safety Code Section 33445 findings to authorize the utilization of tax increment and proceeds from tax allocation bonds, 2006 Series A

**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:**

\_\_\_\_\_  
**Chair, Agency Board**

**Clerk of said Board**

\_\_\_\_\_  

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**WHEREAS, the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area (Redevelopment Plan) was adopted by the Placer County Board of Supervisors on July 16, 1996 by Ordinance No. 4753-B subsequently amended from time to time;**

WHEREAS, the Redevelopment Agency of Placer County (Agency) is vested with responsibility pursuant to the California Community Redevelopment Law (Part I of Division 24 of the Health and Safety Code of the State of California) (Law) to implement the Redevelopment Plan in the North Lake Tahoe Redevelopment Project Area;

WHEREAS, the Agency will provide funding to Placer County Public Works Department (Public Works) for road improvements, water quality, streetscape, and parking lot projects pursuant to Community Redevelopment Law, Health & Safety Code section 33128 and 33445;

WHEREAS, the proposed action is taken in furtherance of the goals and policies of the North Lake Tahoe Redevelopment Project Area for which an environmental impact report was prepared and certified in compliance with California Environmental Quality Act Guidelines (CEQA) in 1996;

WHEREAS, Public Works received your Board approval of the Environmental Impact Report/Environmental Assessment/Environmental Impact Statement on July 22, 2008;

WHEREAS, Public Works will prepare an Environmental Impact Assessment Questionnaire and any other documentation required as part of CEQA; and

WHEREAS, the Agency has sufficient available funds within the North Lake Tahoe Redevelopment Project Area budget to cover the Funding Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Agency Board that the Agency Director or designee is authorized to execute the Interagency Agreement with Public Works and all related documents in a not to exceed amount of \$4,959,859.

BE IT FURTHER RESOLVED, that, based on information presented to the Board of Supervisors and the Agency Board and in compliance with the requirements of Section 33445 of the Law, the Agency finds and determines as follows:

1. All of the above recitals are true and correct, and the Agency has based the findings and actions set forth in this Resolution, in part, on such recitals.

2. The Agency Board hereby finds and determines based on the factual and analytical bases set forth herein and in the Staff Report, that:

- (a) Agency assistance for property acquisition, road improvements, water quality, streetscape, and parking lot projects will be of benefit to the North Lake Tahoe Redevelopment Project Area as it will facilitate the removal of blighting influences and help prevent business district deficiencies;
- (b) No other reasonable means of financing the improvements are available to Public Works as staff has determined that there are no other sources of funding available at this time; and
- (c) The payment of Agency funds for the property acquisition and construction of water and road improvements, parking lots, and streetscape (i) will assist in the elimination of one or more blighting conditions in the North Lake Tahoe

Redevelopment Project Area and (ii) is consistent with the North Lake Tahoe Redevelopment Implementation Plan adopted by the Agency pursuant to Section 33490 of the Law. The public improvements will eliminate blighting influences and correct environmental deficiencies by addressing inadequate or deteriorated public improvements.

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon adoption.

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