

PLACER COUNTY
REDEVELOPMENT AGENCY
MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director
DATE: May 24, 2011
SUBJECT: Approve the 2011-2016 Five-Year Implementation Plan for the North Lake Tahoe Redevelopment Project Area.

ACTION REQUESTED

Conduct a public hearing and adopt a resolution approving the 2011-2016 Five-Year Implementation Plan for the North Lake Tahoe Redevelopment Project Area

BACKGROUND

California Health and Safety Code §33300 et seq. requires that redevelopment agencies adopt implementation plans for redevelopment project areas covering a five-year term. Your Board last approved the Five-Year North Lake Tahoe Redevelopment Project Area Implementation Plan on April 4, 2006. This action would approve a plan addressing the five-year period from April 3, 2011 to April 2, 2016 (Plan).

The attached Plan includes the updated work plan goals, the proposed programs, projects and expenditures, and a discussion of how the proposed Plan will continue to alleviate blighting conditions in the North Lake Tahoe Redevelopment Project Area. In addition, the Plan provides information regarding the Redevelopment Agency's (Agency) affordable housing program and specifies how the Agency will meet targeted income, housing production, and replacement housing requirements. Approval of the Plan will give general direction to the Agency but does not approve any specific expenditures, programs, or projects.

The Board must conduct a public hearing for the adoption of the Plan. A public hearing notice was posted on April 21, 2011, in four locations within the Project Area. The public hearing notice was published 3 times, weekly in the Sacramento Bee beginning April 22, 2011. Notice was also published in the Sierra Sun. The draft Plan was posted on the County website on April 22. Copies of the draft Plan were distributed to the North Tahoe Regional Advisory Council (NTRAC), and this Plan was discussed by NTRAC at their meeting of April 14, 2011.

FISCAL IMPACT

This is an administrative action. There is no impact to the Agency budget. The Plan does not approve any specific projects, programs, or expenditures.

ENVIRONMENTAL

Adoption of the Implementation Plan is an activity taken in furtherance of the North Lake Tahoe Redevelopment Project Area for which an environmental impact report was prepared and adopted pursuant to the California Environmental Quality Act (CEQA). Therefore, for adoption of the Plan no further environmental review is required per CEQA Guidelines Section 15180. The National Environmental Policy Act does not apply, as no federal funds were used.

Attachment: Resolution
North Lake Tahoe Redevelopment Project Area 2011-2016 Five-Year Implementation
Plan

cc: Karin Schwab, Agency Counsel

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

In the matter of:

**Approving the 2011-2016 Five Year Implementation Plan for
the North Lake Tahoe Redevelopment Project Area**

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

WHEREAS, California Health and Safety Code Section 33000 et seq. as set out in Section 33490 requires redevelopment agencies to adopt an Implementation Plan which includes the goals of the redevelopment plan, the proposed programs, projects, and expenditures for the next five years and demonstrates how implementation of the proposed programs and projects would alleviate blighting

conditions in the Project Area. The Implementation Plan shall also include the Redevelopment Agency's (Agency) information regarding the affordable housing program and specifies targeted income, housing production, and replacement housing requirements;

WHEREAS, Section 33334.2 requires that not less than twenty-percent (20%) of all taxes that are allocated to the Agency from the Project Area be used by the Agency for the purposes of increasing, improving, and preserving the community's supply of very low-, low- and moderate-income housing available at an affordable housing cost to persons and families that are very low-, low-, or moderate-income households;

WHEREAS, adoption of the Implementation Plan is an activity taken in furtherance of the NLT Plan for which an environmental impact report was prepared and adopted pursuant to the California Environmental Quality Act (CEQA) and as a result adoption of the Implementation Plan document does not require further environmental review per CEQA Guidelines Section 15180;

WHEREAS, adoption of the proposed Implementation Plan does not constitute approval of any specific project or expenditure contained in the Implementation Plan and such projects, programs, and expenditures included in the Implementation Plan will be subject to CEQA review prior to implementation or development per Health & Safety Code Section 33490(a) (1) (B);

WHEREAS, the Implementation Plan, which constitutes identification of resources and the development of plans and strategies is an exempt activity under National Environmental Policy Act, per 24 CFR, Section 58.34 (a) (1);

WHEREAS, the Implementation Plan shall cover the period from 2011 to 2016; and

WHEREAS, the Agency has conducted a duly noticed public hearing regarding the foregoing matters.

NOW, THEREFORE, BE IT RESOLVED by this Board that the 2011 to 2016 Implementation Plan for the NLT Plan, as set forth in Attachment A hereto, is hereby approved and adopted.