



project. An evaluation panel comprised of representatives from Placer County Department of Public Works and Facilities, Placer County Community Development Resource Agency, the County Executive Office, and three community members from north Lake Tahoe region reviewed the proposals. Based on the evaluation of the proposals received, the evaluation panel determined that all the firms met the County's initial requirements and were recommended for interviews.

Following an extensive interview process, the most qualified firm identified was Related-Pacific Companies ("RPC"). No procurement protests of that determination were received.

The RPC team is experienced in developing high quality, multi-family residences. The proposed RPC project team includes members who successfully developed a 77-unit affordable housing project on five separate sites in Kings Beach. RPC's proposed project concept maximizes the value of this large, vacant property while blending with the existing community. Affordable and achievable rental units are proposed to be centered around large common outdoor spaces. Single family homes are proposed along Village Drive to provide "missing middle income range" purchase opportunities and to provide a transition to the existing neighborhood. The proposed project concept is necessarily preliminary at this point. Staff anticipates the project concept would be refined based on further project study and detailed design, financial feasibility, regulatory requirements and the needs of the community.

#### **ENVIRONMENTAL IMPACT**

Your Board's action to authorize negotiation of a developer agreement is exempt from CEQA review on multiple independent bases.

Authorization to negotiate a developer agreement is not a project as defined in California Public Resources Code Section 21065 and/or California Environmental Quality Act (CEQA) Guidelines Section 15378(a) and therefore is not subject to CEQA. CEQA applies only to the approval of a project, and the proposed action does not constitute approval of a project. Negotiation of the agreement will not cause any physical change to the environment, directly or indirectly, beyond those activities that are already authorized to occur at the site. All potential development at the property will be subject to environmental review pursuant to applicable environmental laws.

In the event your Board's authorization were determined to be a project under CEQA, the action is exempt from CEQA review pursuant to CEQA Guidelines Section 15352(a). The proposed action does not constitute approval of a project under CEQA Guidelines Section 15352(a) because it does not commit the County to a definite course of action.

#### **FISCAL IMPACT**

There is no fiscal Impact for this Action Request. Staff is seeking authorization to negotiate a developer agreement. If negotiated, a future agreement will be presented for your Board's consideration, inclusive of any known fiscal impact.

#### **ATTACHMENTS**

R.T. Nahas Property Map



