

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Richard Colwell, Chief Assistant CEO – Redevelopment Director *REC*
Rae James, Deputy Director, Redevelopment
DATE: April 4, 2006
SUBJECT: Report on Redevelopment Agency Activities Leading to the Clean Up of 8797 North Lake Boulevard, also known as the Chevron/Swiss Mart Site, in Kings Beach.

ACTION REQUESTED

Accept a report on Redevelopment Agency (Agency) activities leading to the clean up of 8797 North Lake Boulevard, also known as the Chevron/Swiss Mart Site, in Kings Beach.

BACKGROUND

The property located at 8797 North Lake Boulevard in Kings Beach is currently owned by KBT, Inc. Previous owners initiated remediation for a petroleum tank leakage in 1998. After over five years of clean up effort supervised by the Lahontan Regional Water Quality Control Board (Lahontan), the owners ceased the clean up effort and stopped payments to the clean up contractor. The property has been abandoned now for almost three years and is a blighted property.

Since that time the Agency has, despite repeated attempts, not received a response from the legal owners of the property. On September 13, 2005 your Board took several actions regarding the property. To summarize, your Board found that the site did not conform to the North Lake Tahoe Redevelopment Plan and authorized staff to take steps to implement environmental cleanup. Staff was authorized to use the authority that the State Polanco Act gives redevelopment agencies to clean up the property, and to assist County Environmental Health to pursue funding to assist with the remediation costs in the maximum amount of \$1.5 million from the State.

In November 2005 the Board approved and the Agency entered into a contract with LFR Levine Fricke to prepare a clean up plan for State and Lahontan approval. The finalization of the clean up plan may first require the Agency to obtain a court order to access the site. Once completed, under the Polanco Act, staff must send the clean up plan out for public comment 30-days prior to sending out a second 60-day notice to the owners indicating the necessity to contact the Agency. If the Agency is still unable to contact the owners after the 60-day period it will take the necessary steps to enter the site and conduct clean up activities. It is anticipated that the clean up plan will be finalized in May 2006.

ENVIRONMENTAL STATUS

This report does not constitute a project under the California Environmental Quality Act and the National Environmental Policy Act guidelines.

FISCAL IMPACT

This is a report. There is no impact on the Agency budget nor the County General Fund.

RECOMMENDATION

Accept a report on Agency activities leading to the clean up of 8797 North Lake Boulevard, also known as the Chevron/Swiss Mart Site, in Kings Beach.

cc: Sabrina Thompson, Agency Counsel