

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Richard Colwell, Chief Assistant CEO-Redevelopment Director *RE Colwell*
James LoBue, Deputy Director
DATE: February 26, 2008
SUBJECT: Adopt a Resolution With Specific Findings Required by California Health and Safety Code Section 33445 for the Purchase of 325, 348, and 385 Deer Street, 265 Fox Street and 200 Chipmunk Street, Kings Beach Subject to Review by County Counsel.

ACTION REQUESTED

Adopt a resolution with specific findings required by California Health and Safety Code Section 33445 for the purchase of 325, 348, and 385 Deer Street, 265 Fox Street and 200 Chipmunk Street, Kings Beach subject to review by County Counsel.

BACKGROUND

In a separate item on this Agenda, the Redevelopment Agency (Agency) seeks approval to purchase real property owned by Nancy Hurtado and Tracy Ellen Hurtado Amaro located at 325, 348, and 385 Deer Street, 265 Fox Street, Kings Beach and approval to purchase real property owned by Peter J. Gifford and Elizabeth R. Gifford located at 200 Chipmunk Street, Kings Beach.

In order to use tax increment proceeds to acquire land, California Redevelopment Law (Health and Safety Code Section 33445 et seq.) requires that the local legislative body consent to the acquisition by its redevelopment agency and make the following three findings:

- a) that the public improvements are of benefit to the North Lake Tahoe Redevelopment Project Area (Project Area) or the immediate neighborhood of the Project Area;
- b) that no other reasonable means of financing such public improvements are available to the community; and
- c) that the Agency's contribution to the cost of the public improvement will assist in elimination of one or more blighting conditions in the Project Area.

Accordingly, the purchase of the subject properties will eliminate blighting influences within the Project Area and provide additional opportunity for investment in site improvements. The public benefit of the project derives from removing impediments to infill development by cleaning up blighted sites, removing or demolishing old and outdated structures, and facilitating new development opportunities. There are insufficient available County funding sources to finance this acquisition.

ENVIRONMENTAL STATUS

Property acquisition in furtherance of the Project Area Redevelopment Plan is exempt from environmental review per California Environmental Quality Act Guidelines, Section 15180. In addition, the proposed action to acquire land does not commit the Agency or County to a definite course of action. The proposed action is not a federal undertaking pursuant to National Environmental Policy Act.

FISCAL IMPACT

There will be no cost to the County's General Fund. The properties will be removed from the County's tax roll resulting in a loss of approximately \$16,748 of annual property tax. A revision to the Agency's FY 2007-08 Budget to include this acquisition is subject to the Agency Board approval of a separate item on this agenda.

RECOMMENDATION

Adopt a resolution with specific findings required by Health and Safety Code Section 33445 for the purchase of 325, 348, and 385 Deer Street, 265 Fox Street and 200 Chipmunk Street, Kings Beach subject to review by County Counsel.

Attachment: Resolution

cc: Karin Schwab, Deputy County Counsel

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Approving specific findings required by California Health and Safety Code Section 33445 for the purchase of 325, 348, and 385 Deer Street, 265 Fox Street and 200 Chipmunk Street, Kings Beach subject to review by County Counsel.

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Board of Supervisors 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, Board of Supervisors

Clerk of said Board

WHEREAS, the Placer County Redevelopment Agency (Agency) has adopted the North Lake Tahoe Redevelopment Project Area (Project Area), the North Lake Tahoe Redevelopment Plan, and the North Lake Tahoe Redevelopment Implementation Plan (Project Area and Plans); and

WHEREAS, the Agency desires to acquire 325, 348, and 385 Deer Street, 265 Fox Street and 200 Chipmunk Street, Kings Beach (Project) located within the Project Area; and

WHEREAS, the Project will assist in the elimination of blight and will remove impediments to infill development. The Project is consistent with the goals and objectives of the Project Area and Plans

which are to assist in the development of underdeveloped or poorly developed areas, which are underutilized or improperly utilized, and to address environmental concerns within the Project Area.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer to make the following findings:

Section 1. The acquisition of the properties is of benefit to the Project Area and will be located within the Project Area.

Section 2. There are no other means of financing such property acquisition available to the community.

Section 3. The Agency's contribution of the cost of the property acquisition will assist in the elimination of one or more blighting conditions of the Project Area.