

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

**MEMORANDUM**

**TO:** Honorable Members of the Redevelopment Agency Board  
**FROM:** Richard E. Colwell, Chief Assistant CEO-Redevelopment Director *REC*  
James LoBue, Deputy Director  
**DATE:** February 26, 2008  
**SUBJECT:** Adopt a Resolution Approving the Relocation Plan for Eligible Tenants and the Replacement Housing Plan for 8788-8790 North Lake Boulevard, Kings Beach, CA, and Authorize the Chief Assistant CEO-Redevelopment Director or Designee to Sign all Related Documents and Issue Relocation Benefits Pursuant to the Approved Relocation Plan.

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**ACTION REQUESTED**

Adopt a resolution approving the Relocation Plan for eligible tenants and the Replacement Housing Plan for 8788-8790 North Lake Boulevard, Kings Beach, CA, and authorize the Chief Assistant CEO-Redevelopment Director or designee to sign all related documents and issue relocation benefits pursuant to the approved Relocation Plan.

**BACKGROUND**

On October 23, 2007, the Redevelopment Agency (Agency) governing body approved the acquisition of 8788-8790 North Lake Boulevard, Kings Beach, CA (Site) for \$975,000. Pursuant to California Health and Safety Code Section 33410 et seq. (Law), the Agency is required to provide relocation assistance and benefits to eligible residential and business tenants. It has been determined by Agency staff that two residential households and one business are eligible for relocation assistance pursuant to the Law. Agency staff has met with the tenants and developed a Relocation Plan (attached), that identifies all benefits to which the tenants are entitled.

Pursuant to section 33413 et seq. of the Law, a housing unit covered under an agreement with the Agency which may lead to the destruction or removal of the housing unit, may not be destroyed or removed from the housing market until the Agency has adopted a replacement housing plan. Replacement housing units are required to be constructed within four years from the date the units are removed or destroyed.

The Replacement Housing Plan (attached) affects two studio units to be destroyed by the Agency. Replacement units for these studio units have been identified for development on Agency owned property located on Brook Avenue in Kings Beach. One of the units to be constructed will have two bedrooms and shall be rent restricted at the low-income affordability level. This will satisfy the replacement housing requirements for the acquisition and demolition of the two studio units at the Site. The Agency anticipates demolishing the Site structures during the Summer of 2008. The Agency executed an Exclusive Right to Negotiate Agreement with Domus Development, LLC on July 23, 2007 which includes an option for Domus to construct at

least two affordable units on the Agency owned property on Brook Avenue (Lots 17/18). The Agency anticipates that Domus Development, LLC will construct the new units on the Brook Avenue site in Spring 2009.

**FISCAL IMPACT**

The Agency has sufficient North Lake Tahoe Redevelopment Project Area tax increment funds budgeted to cover the estimated relocation benefit expenses. There will be no impact on the County's General Fund.

**ENVIRONMENTAL STATUS**

The proposed action to approve the Relocation and Replacement Housing Plans is an administrative action and does not constitute a project under the California Environmental Quality Act per Guidelines Section 15262. The actual future demolition of the Site structures and the construction of replacement units will be subject to separate environmental review at such future time as the demolition and construction plans are ready to proceed.

**RECOMMENDATION**

Adopt a resolution approving the Relocation Plan for eligible tenants and the Replacement Housing Plan for 8788-8790 North Lake Boulevard, Kings Beach, CA, and authorize the Chief Assistant CEO-Redevelopment Director or designee to sign all related documents and issue relocation benefits pursuant to the approved Relocation Plan.

Attachment: Resolution  
Relocation Plan  
Replacement Housing Plan

**➤ On File at the Clerk of  
the Board's Office**

cc: Karin Schwab, Agency Counsel

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

In the matter of:

Adopt a resolution approving the Relocation Plan for Eligible Tenants and the Replacement Housing Plan for 8788-8790 North Lake Boulevard, Kings Beach, CA, and authorize the Chief Assistant CEO-Redevelopment Director or designee to sign all related documents and issue relocation benefits pursuant to the approved Relocation Plan.

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

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WHEREAS, by Ordinance No. 4753-B adopted on July 16, 1996, the Board of Supervisors of the County of Placer adopted the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area (Redevelopment Plan) pursuant to Community Redevelopment Law, Section 33490 of Part I of Division 24 of the Health and Safety Code of the State of California (Law); and

WHEREAS, the Redevelopment Agency of the County of Placer (Agency) is vested with responsibility pursuant to the Law to implement the Redevelopment Plan in the Project Area; and

WHEREAS, the Agency has entered into a Purchase and Sale Agreement effective October 23, 2007 with Bradley W. Johnson and Caren M. Johnson and the Johnson – Hall Trust of 1999 to purchase 8788-8790 North Lake Boulevard, Kings Beach, CA (Site); and

WHEREAS, Agency assistance in acquisition of the Site, and potential relocation and/or demolition is provided for in Sections 313, 316, and 332 of the Redevelopment Plan; and

WHEREAS, the Agency Board adopted Relocation Guidelines in conformance with State of California Relocation Law on November 27, 2007; and

WHEREAS, Section 33410 and 33411 of the Law requires the Agency to approve a relocation plan and provide relocation assistance and benefits to eligible residential and business tenants that are either permanently or temporarily displaced; and

WHEREAS, the Agency has prepared a Relocation Plan pursuant to the Law which is attached to this resolution; and

WHEREAS, the Agency estimates relocation costs to be \$30,000; and

WHEREAS, it is the intent of the Agency to demolish the structures on the Site; and

WHEREAS, Section 33413 et. seq. of the Law requires the Agency approve a Replacement Housing Plan when Agency acquisitions would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market; and

WHEREAS, the proposed action to approve the Relocation and Replacement Housing Plans is an administrative action and does not constitute a project under the California Environmental Quality Act per Guidelines Section 15262.

NOW, THEREFORE, BE IT RESOLVED that the Agency Board hereby finds and determines:

1. All evidence presented has been duly considered, the findings, including environmental findings, regarding this action as stated in the staff report that accompanies this resolution are approved.
2. The Relocation Plan for eligible tenants of the Site is approved and adopted.
3. The Replacement Housing Plan for the Site is approved and adopted.
4. The Chief Assistant CEO–Redevelopment Director and/or his designee is hereby authorized and directed to act on the Agency’s behalf on all matters pertaining to the approved and adopted Relocation Plan and Replacement Housing Plan including entering into agreement(s) with eligible tenants and payment of benefits to eligible tenants.
5. This resolution shall become effective immediately upon adoption.