



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.

On December 4, 2018, your Board authorized the County Executive Officer or his designee to enter into negotiations with RPC for a Developer Agreement. Staff and RPC have negotiated the terms of the Exclusive Right to Negotiate a Developer Agreement (Agreement) presented for your Board's consideration. Key terms of the Agreement include:

- An exclusive right to negotiate the terms of a Developer Agreement
- The Agreement is for six (6) months with a possible extension until November 26, 2019
- In lieu of monetary consideration, RPC will provide County with copies of studies and work product in the event of Agreement termination.
- RPC shall have the right to access and evaluate the Property
- RPC and County will diligently pursue the completion of Performance Benchmarks

Activity	Date*
<b>Execution Exclusive Right to Negotiate a Developer Agreement</b>	<b>February 2019</b>
1. Scoping Meetings with Placer County	February 2019
2. Review of Property Reports and Documents	March 2019
a. Verification of TRPA Development Commodities	
3. Stakeholder Advisory and Community Outreach Meetings	March-July 2019
4. Meetings with Placer County Planning and TRPA	March-July 2019
5. Refine Site Concept	March-July 2019
a. Site Layout and Drawings	
b. Number and Types of Housing Units	
c. Target Income Level (AMI)	March-July 2019
6. Identify Offsite Infrastructure and Roadway Requirements and Improvements	March-July 2019
7. Identify Funding Sources and Amounts	
a. Type of Funding	
b. Applications Requirements and Target Dates	
c. Site Access or Control Documents Required to Complete Applications	
d. Federal, State and Local Subsidies	
e. County Funding Contributions – Land Value, etc	March-July 2019
8. Refine Proposed Project Schedule	
a. Phase 1 and Phase 2	
b. Proposed Project Funding	
c. Project Approvals and Entitlements	
d. Construction	
e. Occupancy	March-July 2019
9. Determine Site Control/Ownership Requirements	
a. Fee Title	

b.	Ground Lease
c.	Combination of Both
d.	Future Deed Restrictions
<b>Developer Agreement Execution</b>	
<b>July 2019</b>	
<b>*Dates are subject to change</b>	

To allow RPC to proceed with its evaluation of the Property, to refine the potential site development concepts, identify potential funding sources and to negotiate the terms and provisions of a Developer Agreement, your Board is being requested to approve the Exclusive Right to Negotiate a Developer Agreement and authorize the County Executive Officer or his designee to finalize and execute the Agreement in a form materially consistent with the proposed agreement terms, subject to County Counsel and Risk Management concurrence, and to take all necessary actions to implement the terms of the Agreement. A copy of the Agreement is on file with the Clerk of the Board.

**ENVIRONMENTAL IMPACT**

Your Board's action to approve the Agreement is exempt from CEQA review on multiple independent bases.

Authorization of the 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. 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 approval and 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 Requested. Staff is seeking approval of an Exclusive Right to Negotiate a Developer Agreement. If negotiated, a future Developer Agreement will be presented for your Board's consideration, inclusive of any known fiscal impact.

**ATTACHMENT**

Property Map

On file with Clerk of the Board - Exclusive Right to Negotiate a Developer Agreement

**PROPERTY MAP**  
**TAHOE CITY**

