

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Richard Colwell, Chief Assistant CEO-Redevelopment Director *Richard Colwell*
Rae James, Deputy Director, Redevelopment
DATE: June 13, 2006
SUBJECT: Adopt a Resolution Approving the use of Kings Beach Housing Assistance Funds to Acquire Lots 17/18 on Brook Avenue (Assessor's Parcel Number 090-182-024) in Kings Beach and Authorize the Chief Assistant CEO-Redevelopment Director or Designee to Execute all Related Documents.

ACTION REQUESTED: Adopt a resolution approving the use of Kings Beach Housing Assistance Funds to acquire Lots 17/18 on Brook Avenue {Assessor's Parcel Number (APN) 090-182-024} in Kings Beach and authorize the Chief Assistant CEO-Redevelopment Director or designee to execute all related documents.

BACKGROUND: Board closed session action of May 9, 2006 authorized the Redevelopment Agency (Agency) to negotiate for the purchase of APN: 090-182-024 (Site) located in Kings Beach. The vacant Site is owned by Tami Noyd, is zoned for residential and is located on Brook Avenue (See Attachment Map). In April 2006, the Agency conducted due diligence for the potential acquisition of the Site. The Agency researched Assessor's records, zoning and satisfactorily received a Preliminary Title Report and a Phase I Environmental Site Assessment. An offer was extended and accepted by the owner Tami Noyd, pending Board approval, for purchase of the Site for \$260,000. The Agency will incur closing costs of approximately \$10,000 that will be paid from the Kings Beach Housing Assistance Fund.

California Redevelopment Law, Health and Safety Code Section 33391, authorizes redevelopment agencies to acquire property to effectuate redevelopment. The Site acquisition meets the North Lake Tahoe Redevelopment and Implementation Plan goals to assemble land into economic parcels in support of rehabilitation and revitalized development and provision for affordable housing.

Key Elements of Acquisition:

- **Price:** \$260,000. Closing costs are estimated at an additional \$10,000.
- **Due Diligence:** The following due diligence has been concluded: Preliminary Title Report, Phase I Environmental Site Assessment. No adverse conditions were cited in the above reports.

- **California Environmental Quality Act (CEQA):** Agency acquisition of property is exempt from review under CEQA guidelines Section 15180 for redevelopment projects that fall under the Agency's planned activities. This action, as noted is consistent with the North Lake Tahoe Redevelopment Plan, which received environmental approval at the time of adoption.
- **Operational & Maintenance Expenses:** Operation & maintenance expenses for this Site acquisition are anticipated to be minimal and may include the installation of temporary fencing, trash and debris removal.

FISCAL IMPACT: The Seller has agreed to the purchase price of \$260,000. Total estimated expenditures for this acquisition are \$270,000 including escrow closing costs. There are sufficient funds in the Kings Beach Housing Assistance Fund to make this purchase. There will be no impact on the County General Fund.

RECOMMENDATION: Adopt a resolution approving the use of Kings Beach Housing Assistance Funds to acquire Lots 17/18 on Brook Avenue APN 090-182-024 in Kings Beach and authorize the Chief Assistant CEO-Redevelopment Director or designee to execute all related documents.

Attachment

cc: Sabrina Thompson, 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 use of Kings Beach Housing Assistance Funds to Acquire Lots 17/18 on Brook Avenue (Assessor's Parcel Number 090-182-024) in Kings Beach and Authorize the Chief Assistant CEO-Redevelopment Director or Designee to Execute all Related Documents.

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 June 13, 2006,

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

BE IT RESOLVED by the Board of the Placer County Redevelopment Agency as follows:

WHEREAS, the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area (Redevelopment Plan) was adopted by the Placer County Board of Supervisors on July 16, 1996 by Ordinance No. 4753-B and as subsequently amended from time to time; and

WHEREAS, on April 4, 2006 the Board of Supervisors authorized the transfer of Kings Beach Housing Assistance Funds from the County to the Agency for the purpose of developing affordable housing in Kings Beach; and

WHEREAS, the Redevelopment Agency of the County of Placer (Agency) is vested with responsibility pursuant to the Community Redevelopment Law (Part 1 of Division 24 of the Health and Safety Code of the State of California) to implement the Redevelopment Plan in the Project Area; and

WHEREAS, the Agency intends to purchase certain real property within the Project Area (Property) upon which it intends to hold the Property for future development; and

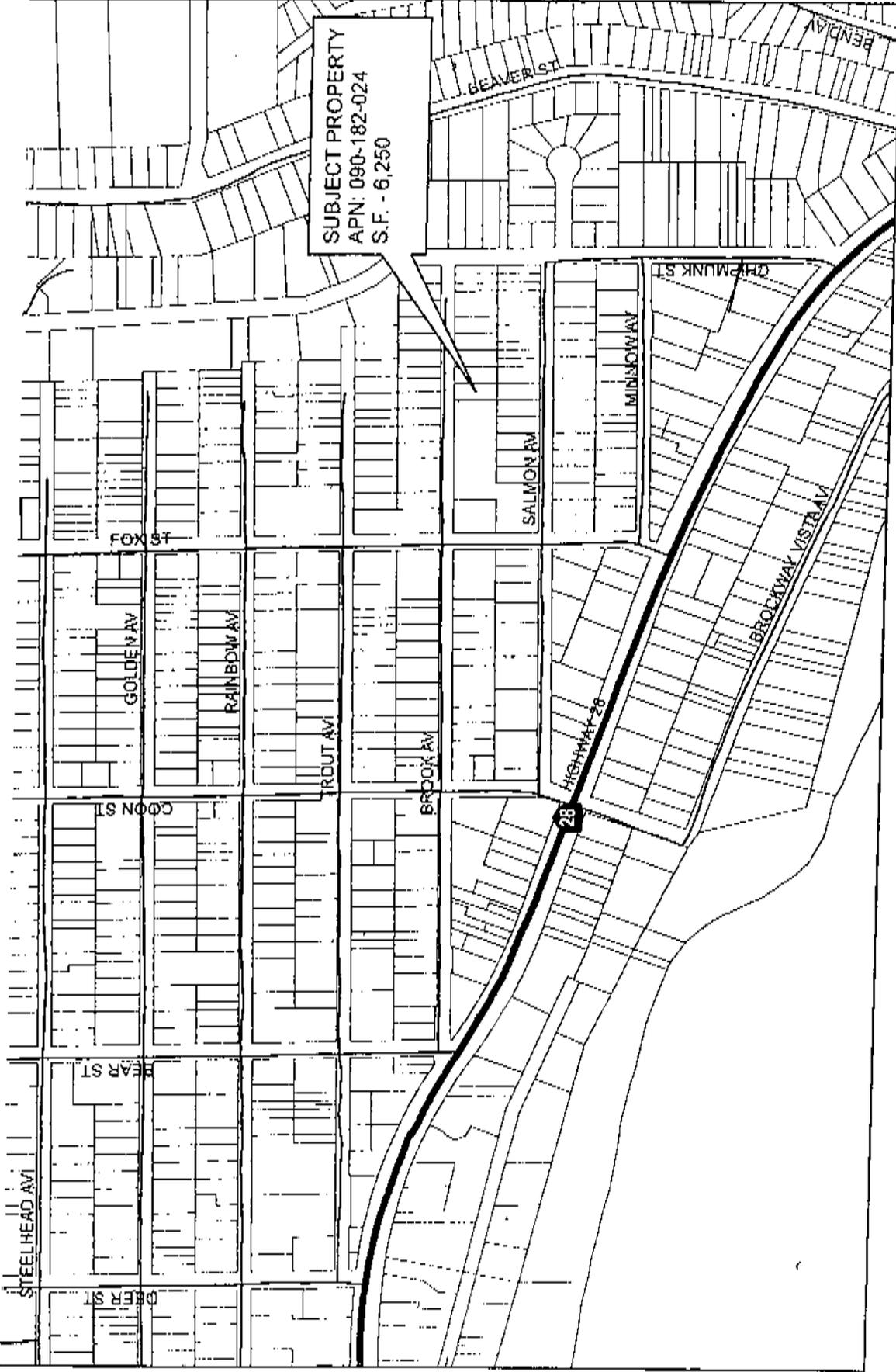
WHEREAS, acquisition of real property by the Agency for future development is contemplated and provided for in Section 309 of the Redevelopment Plan and pursuant to Section 33391 of the Law; and

WHEREAS, property acquisition in furtherance of the North Lake Tahoe Redevelopment Project Area Plan is exempt from environmental review per California Environmental Quality Action guidelines section 15180. In addition, the proposed action to acquire land does not commit the Agency to a definite course of action. The proposed action is not a federal undertaking pursuant to NEPA; and

WHEREAS, by the staff report accompanying this Resolution and incorporated herein by this reference, the Agency Board has been provided with additional information upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that based on information presented to the Agency Board and in compliance with the requirements of Section 33391 of the Law, the Agency finds and determines as follows:

1. All of the above recitals are true and correct, and the Agency Board has based the findings and actions set forth in this Resolution, in part, on such recitals.
2. The Board hereby finds and determines that the acquisition of the Property will assist in the elimination of one or more blighting conditions in the Project Area and is consistent with the Implementation Plan adopted by the Agency pursuant to Section 33391 of the Law. A summary of the factual and analytical basis used by the Agency in making these findings and determinations is set forth in the Staff Report.
3. The Agency Board consents to the payment by the Agency for the acquisition of APN 090-182-024 from Tami Noyd, an Unmarried Woman, for \$260,000, and approximately \$10,000 in closing costs.
4. The Agency Board authorizes the Chief Assistant CEO–Redevelopment Director, or his designee to execute all necessary documents to carry out this acquisition.
5. This Resolution shall take immediate effect from and after its passage and approval.



SUBJECT PROPERTY
 APN: 090-182-024
 S.F. - 6,250



— Street Name
 □ Parcels

Lots 17/18 Brook Ave.,
 Kings Beach, CA
 APN: 090-182-024
 Area: 6,250 s.f.

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