

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

**TO:** Honorable Members of the Redevelopment Agency Board  
**FROM:** Richard Colwell, Chief Assistant CEO–Redevelopment Director  
Rae James, Deputy Director  
**DATE:** January 9, 2007  
**SUBJECT:** Adopt a Resolution with Findings Authorizing the Purchase of Assessor Parcel Number 090-370-006, Hwy 28 and Chipmunk Street, in Kings Beach for \$178,500 Plus Closing Costs, Authorize the Expenditure of \$10,000 for Environmental Improvements, and Authorize the Chief Assistant CEO–Redevelopment Director or Designee to Sign all Documents Subject to Approval by Agency Counsel.

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**ACTION REQUESTED**

Adopt a resolution with findings authorizing the purchase of Assessor Parcel Number (APN) 090-370-006, Hwy 28 and Chipmunk Street, in Kings Beach for \$178,500 plus closing costs, authorize the expenditure of \$10,000 for environmental improvements, and authorize the Chief Assistant CEO–Redevelopment Director or designee to sign all documents subject to approval by agency counsel.

**BACKGROUND**

On March 21, 2006, your Board authorized the Redevelopment Agency (Agency) to enter into negotiations with Brockway Springs Partners (Sellers), a limited partnership, to purchase a small vacant parcel located at the intersection of State Highway 28 and Chipmunk Street in Kings Beach, California, APN 090-370-006 (Site). Exhibit A depicts a Site vicinity map for reference.

The Agency has conducted its due diligence and the Sellers have accepted an offer to purchase the Site contingent upon your Board approval.

Historically, the Site has been restricted for use as a bus stop. The bus stop restriction is due in part to a litigation settlement with the Tahoe Regional Planning Agency (TRPA) and other various agencies as it related to the development of the Brockway Springs condominium project. TRPA has agreed to release the condition that the Site be utilized as a bus stop if the Agency allocates \$10,000 in funding for the installation of environmental improvements on the Site.

The Agency researched Assessor's records and received a legal opinion as to the ownership of the Site, as well as satisfactorily receiving a title report, Phase I environmental assessment, and an ALTA boundary survey. An offer was extended and accepted by Sellers pending Board approval.

The purchase price is \$178,500, plus closing costs. The Agency anticipates the total purchase plus closing costs not to exceed \$180,000. In addition, the Agency is requesting that \$10,000 in funds be allocated toward the installation of environmental improvements on the Site.



restoration improvements. The Agency has budgeted sufficient North Lake Tahoe Redevelopment Tax Increment funds to make this purchase. There will be no impact to the County General Fund.

**ENVIRONMENTAL STATUS**

Property acquisition in furtherance of the North Lake Tahoe Redevelopment Project Area Plan is exempt from environmental review per CEQA 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 under National Environmental Policy Act guidelines.

**RECOMMENDATION**

Adopt a resolution with findings authorizing the purchase of APN 090-370-006, Hwy 28 and Chipmunk Street, in Kings Beach for \$178,500 plus closing costs, authorize the expenditure of \$10,000 for environmental improvements, and authorize the Chief Assistant CEO–Redevelopment Director or designee to sign all documents subject to approval by agency counsel.

Attachment – A copy of the contract is available at the Clerk of the Board’s Office.

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 with Findings Authorizing the Purchase of Assessor Parcel Number 090-370-006, Hwy 28 and Chipmunk Street, in Kings Beach for \$178,500 Plus Closing Costs, Authorize the Expenditure of \$10,000 for Environmental Improvements, and Authorize the Chief Assistant CEO-Redevelopment Director or Designee to Sign all Documents Subject to Approval by Agency Counsel.**

**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 January 9, 2007,**

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

**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 Implementation Plan (the Plans) ; and**

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

**WHEREAS, the Agency intends to purchase certain real property within the Project Area which it intends to hold 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**

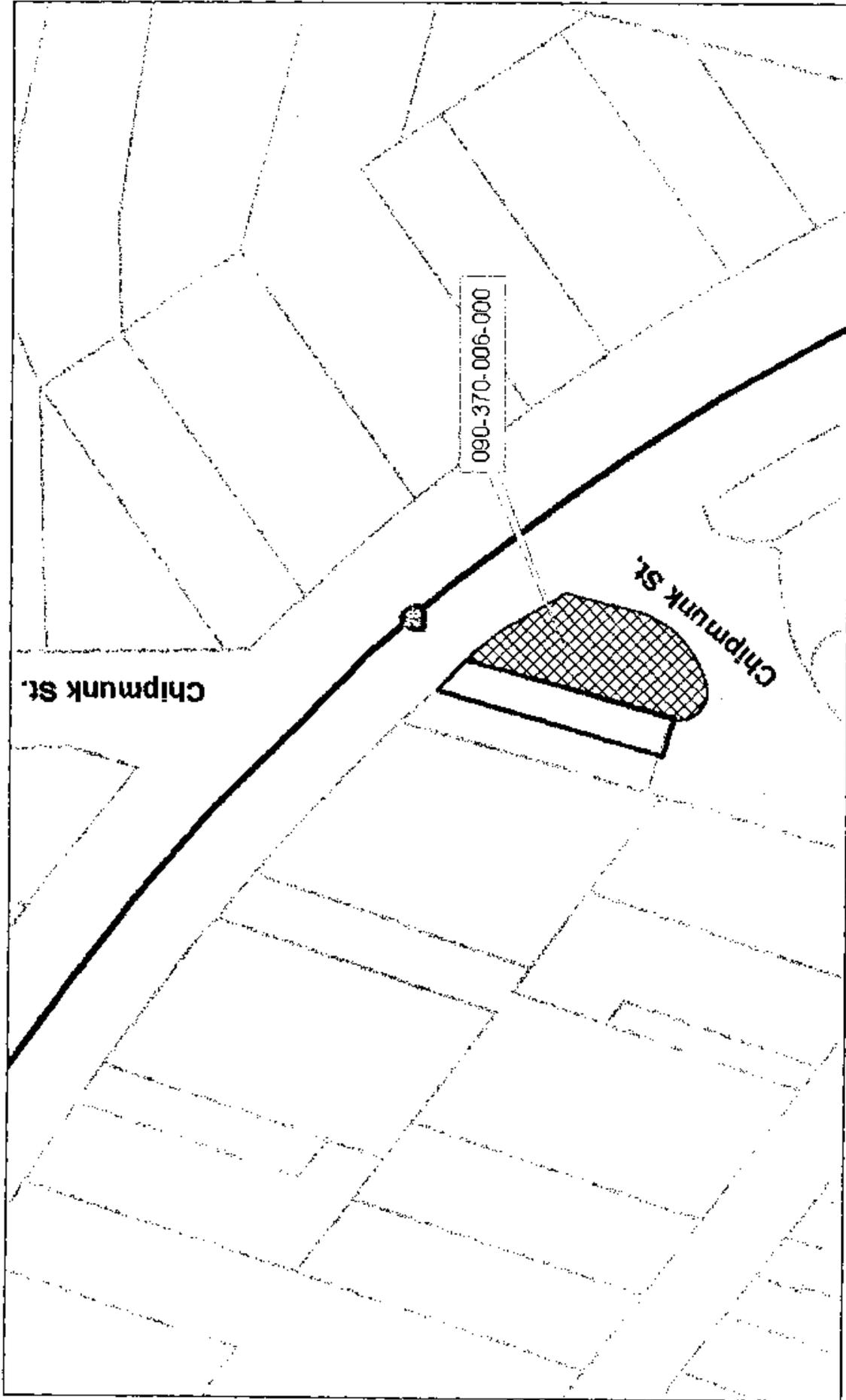
**WHEREAS, property acquisition in furtherance of the North Lake Tahoe Redevelopment Project Area Plan is exempt from environmental review per California Environmental Quality Action guidelines section 15180. In addition, the proposed action to acquire land does not commit the Agency to a definite course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

**WHEREAS, by the staff report accompanying this resolution and incorporated herein by this reference, the Agency Board is 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 Agency Board hereby finds and determines that (a) Agency assistance for acquisition of the Property for site assemblage will be of benefit to the Project Area; (b) no other reasonable means of financing the acquisition of the Property and the remediation of environmental deficiencies, are available to the community; and (c) the payment of Agency funds for the acquisition of the Property (i) will assist in the elimination of one or more blighting conditions in the Project Area and (ii) is consistent with the Implementation Plan adopted by the Agency pursuant to Section 33490 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 Assessor Parcel Number 090-370-006 from Brockway Springs Partners, a limited partnership, for \$178,500, plus closing costs.
4. The Agency Board consents to allocate and expend \$10,000 in North Lake Tahoe Redevelopment Area Project funds for the installation of environmental improvements on the Property.

5. The Agency Board authorizes the Chief Assistant CEO–Redevelopment Director or his designee to execute all necessary documents to carry out this acquisition subject to Agency Counsel review. The Agency Board hereby authorizes the Chief Assistant CEO–Redevelopment Director or designee to sign the Purchase and Sale Agreement and Joint Escrow Instructions and all related escrow documents pursuant to the Purchase and Sale Agreement and Joint Escrow Instructions, and to take such actions and execute such other documents as are appropriate to effectuate the intent of this resolution subject to review by Agency Counsel.
6. This resolution shall take immediate effect from and after its passage and approval.



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# Brockway Springs Partners Purchase Exhibit A

