

**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:** May 8, 2007  
**SUBJECT:** Adopt a Resolution to Approve the Minnow Avenue Public Parking Lot Project and Make Findings Related to the Project.

*R. Colwell*

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**ACTION REQUESTED**

Adopt a resolution to approve the Minnow Avenue public parking lot project and make findings related to the project.

**BACKGROUND**

In a separate report on this agenda, the Department of Public Works is requesting authorization to approve the Minnow Avenue project plans and specifications and authorize the advertisement for bids for the project. The Placer County Redevelopment Agency (Agency) entered into a Memorandum of Understanding with the Department of Public Works on March 15, 2006 to provide design and construction management oversight of the Minnow Avenue public parking lot project (Project) located within the North Lake Tahoe Redevelopment Project Area. The Project has been designed to provide twenty-one (21) public surface parking spaces on the Minnow Avenue site. The Project will provide added free public parking spaces to offset public surface parking spaces lost due to the Kings Beach Commercial Core Improvement Project. The financing source for this Project is derived from North Lake Tahoe Redevelopment Project Area (Project Area) tax increment proceeds which will cover Project costs and debt service coverage payments on a proposed State of California Infrastructure and Economic Development Bank loan.

In order to utilize tax increment proceeds to finance the construction of public infrastructure improvements, California Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that the Agency Board adopt the following three findings:

- a) that the public improvements are of benefit to the 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 Project will assist in providing public improvements that will improve the circulation within the Project Area and provide needed parking that will assist with pedestrian and

vehicular circulation. The public benefit of the Project derives from providing public infrastructure necessary to serve current and new development. The Project financing needs are driven by a lack of available alternate funding sources.

**ENVIRONMENTAL STATUS**

The proposed action does not constitute a project subject to environmental review under California Environmental Quality Act per Guidelines Section 15378. The Board of Supervisors approved the project Mitigated Negative Declaration on February 20, 2007 pursuant to the requirements for California Environmental Quality Act and the Placer County Environmental Review Ordinance.

**FISCAL IMPACT**

This is an administrative item. There will be no impact to the County's General Fund.

**RECOMMENDATION**

Adopt a resolution to approve the Minnow Avenue public parking lot project and make findings related to the project.

Attachment  
Resolution

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 to approve the Minnow Avenue public parking lot project and make findings related to the project.**

**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 May 8, 2007, by the following vote on roll call:**

**Ayes:**

**Noes:**

**Absent:**

**Signed and approved by me after its passage.**

**Attest:**

\_\_\_\_\_  
**Chair, Agency Board**

**Clerk of said Board**

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

**WHEREAS, the Agency will utilize North Lake Tahoe Redevelopment Project Area (Project) tax increment proceeds which will cover Project costs and debt service coverage payments on a proposed State of California Infrastructure and Economic Development Bank loan for the Minnow Avenue public parking lot project (Project); and**

WHEREAS, the Project will assist in the elimination of blight in that it attracts new commercial activity and creates new jobs. The Project is consistent with the goals and objectives of the Project Area and Plans which is to assist in the development of underdeveloped or poorly developed areas, which are underutilized, or improperly utilized and to improve access and circulation within the Project Area and provide parking to facilitate with pedestrian and vehicular circulation.

NOW, THEREFORE, BE IT RESOLVED by the Placer County Redevelopment Agency Board that all of the 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.

BE IT FURTHER RESOLVED by the Placer County Redevelopment Agency Board to approve the Project and make the following findings:

Section 1. The public improvements are of benefit to the Project Area and to the immediate neighborhood of the Project.

Section 2. There are no other means of financing such public improvements available to the community.

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

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon adoption.