

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

**MEMORANDUM**

**TO:** Honorable Members of the Redevelopment Agency Board  
**FROM:** Rich Colwell, Chief Assistant CEO-Redevelopment Director *REC*  
**DATE:** July 23, 2007  
**SUBJECT:** Adopt a Resolution To Authorize an Exclusive Negotiating Rights Agreement with B.B., LLC for Purposes of Pursuing a Mixed Use Development in Kings Beach and Authorize the Chief Assistant CEO-Redevelopment Director or Designee to Execute All Pertinent Documents Subject to Agency Counsel Review.

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**ACTION REQUESTED**

Adopt a resolution to authorize an Exclusive Negotiating Rights Agreement with B.B., LLC for purposes of pursuing a mixed use development in Kings Beach and authorize the Chief Assistant CEO-Redevelopment Director or designee to execute all pertinent documents subject to Agency Counsel review.

**BACKGROUND**

In 2005, your Board approved the acquisition of a .29 acre lot on Salmon Avenue in Kings Beach. The Redevelopment Agency (Agency) acquired this parcel with the intention of building a public parking lot to serve the Kings Beach commercial district and mitigate the anticipated loss of on-street parking as a result of the Kings Beach Commercial Core Project on Highway 28/North Lake Boulevard.

Since that time, the Agency has been approached by SK Investments' managing partner Steven K. Brown, owner of immediately adjacent property, to discuss a potential partnership in the redevelopment of the Agency lot as well as the adjacent property located on an approximate three-acre site on the north side of Highway 28 between Coon and Fox Streets in Kings Beach (see Attachment: Area and Site Map). SK Investments has formed a single purpose limited liability company, B.B., LLC, specifically for the purpose of acquiring additional parcels and developing this site.

SK Investments is based in Lincoln, CA and has experience in successfully developing and operating the Village at Twelve Bridges, a retail and office center in Lincoln, the Lowes/Schwab retail center in Folsom, and numerous other retail and mixed-use developments in Placer County and elsewhere in Northern California. The project architect is Williams and Paddon, the engineer is Auerbach Associates and its planning consultant is Oglivy Consulting.

An Exclusive Negotiating Rights Agreement is proposed with B.B., LLC in order to establish a formal relationship and to provide an opportunity to negotiate a comprehensive development

agreement while not obligating either party to development of a project. B.B., LLC has initiated planning and design work for a proposed mixed-use development on the project site. Proposed uses include commercial, retail, for sale housing units, offices, workforce housing, a multi-level parking garage, and open space pedestrian plazas.

Highlights of the terms to be negotiated in the Agreement are as follows:

**Agreement Terms**

- Agency to convey its Salmon Avenue lot to the developer for the intended purpose of creating additional public parking;
- Developer to convey to the Agency, at no cost, three parcels on Trout Avenue in Kings Beach for the intended purpose of developing affordable workforce housing;
- Agency to cause to be constructed workforce housing on the Trout Avenue parcels;
- Developer will receive credit for the workforce housing units in order to meet requirements of their mixed-use development; and
- Developer to establish an internship program to provide job opportunities for local youth.

Agency staff will return to your Board with a development agreement when financial and planning analysis is completed, now anticipated in Fall/Winter 2007.

Approval of this item would authorize the Chief Assistant CEO-Redevelopment Director to execute the negotiation agreement and related documents.

**FISCAL IMPACT**

The proposed negotiation agreement does not commit the Agency to any financial obligations. There will be no impact to the County General Fund.

**ENVIRONMENTAL STATUS**

This action will enable the Agency to engage in planning and negotiations for a yet to be defined project. As such it does not commit the Agency to a definite course of action and is exempt from environmental review per California Environmental Quality Act Guidelines, Section 15262. Environmental review will be conducted prior to approval of the project. The proposed action is not a federal undertaking under National Environmental Policy Act guidelines.

**RECOMMENDATION**

Adopt a resolution authorizing the execution of an Exclusive Negotiating Rights Agreement with B.B., LLC for purposes of pursuing a mixed use development in Kings Beach.

Attachments: Resolution  
Area & Site Maps  
Exclusive Negotiating Rights Agreement

**CONTRACT/AGREEMENT  
FOR REVIEW ONLY AT  
THE CLERK OF THE BOARD**

cc: Karin Schwab, Agency Counsel

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

**In the matter of:**

**Adopt a resolution to authorize an Exclusive Negotiating Rights Agreement with B.B., LLC for purposes of pursuing a mixed use development in Kings Beach and authorize the Chief Assistant CEO-Redevelopment Director or designee to execute all pertinent documents subject to Agency Counsel review.**

**Resol. No. ....**

**Ord. No. ....**

**First Reading.....**

**The following Resolution \_\_\_\_\_ was duly passed by the Redevelopment Agency Board of Directors of the County of Placer at a regular meeting held July 23, 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, Redevelopment Agency Board**

\_\_\_\_\_  
**WHEREAS, by Ordinance No. 4753-B adopted on July 16, 1996, the Board of Supervisors of the County of Placer has adopted the Redevelopment Plan for the North Lake Tahoe Project Area (Project Area); and**

WHEREAS, the Redevelopment Agency of the County of Placer (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) (Law) to implement the Redevelopment Plan in the Project Area; and

WHEREAS, the Agency acquired certain real property within the Project Area to provide for community improvements and new development opportunities; and

WHEREAS, the Agency has engaged in discussion with B.B., LLC, a California registered limited liability company, about the planning and potential Agency participation in a redevelopment project within the Project Area; and

WHEREAS, the Agency and B.B., LLC are desirous of entering into an Exclusive Negotiating Rights Agreement in order to work cooperatively for the planning and implementation of a development project within the Project Area; and

WHEREAS, this administrative action will enable B.B., LLC and the Agency to continue negotiating for a yet to be defined project. As such, it does not commit the Agency to a definite course of action and is exempt from environmental review per California Environmental Quality Act Guidelines Section 15262. The proposed action is not a federal undertaking under National Environmental Policy Act guidelines.

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

The Chief Assistant CEO-Redevelopment Director or designee is hereby authorized to execute an Exclusive Negotiating Rights Agreement with B.B., LLC for purposes of pursuing a mixed-use development in Kings Beach.



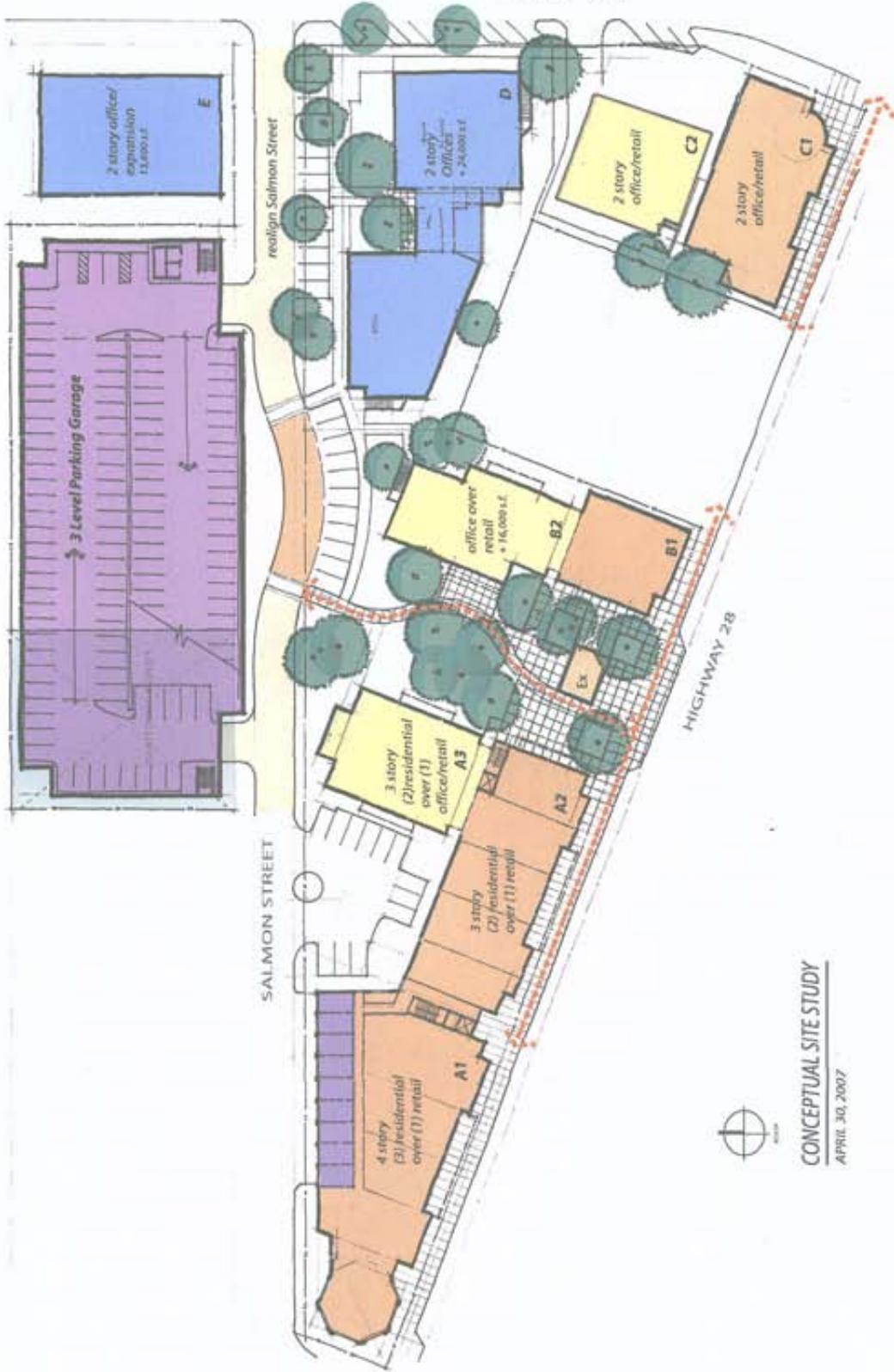
Lake Tahoe



**B.B., LLC**  
**Mixed Use Residential/Office Development**

**PROJECT DATA:**

<b>A1</b>	Retail A1 = ± 10,800 s.f.	<b>B1 / B2</b>	Retail B = ± 8,000 s.f.
	Residential A1 = ± 40,500 s.f.		Office B = ± 8,000 s.f.
<b>A2</b>		<b>Total</b>	<b>+ 16,000 s.f.</b>
	Residential A2 = ± 8,400 s.f.	<b>C1 / C2</b>	Retail C = ± 10,000 s.f.
	Residential A2 = ± 17,200 s.f.		Office C = ± 10,000 s.f.
<b>A3</b>		<b>Total</b>	<b>+ 20,000 s.f.</b>
	Residential A3 = ± 4,800 s.f.	<b>D</b>	2 story Office
	Residential A3 = ± 9,600 s.f.	<b>Total</b>	<b>± 34,000 s.f.</b>
<b>Total residential A = ± 24,000 s.f.</b>		<b>E</b>	Expansion Space
<b>± 67,300 s.f.</b>		<b>Total</b>	<b>+ 13,000 s.f.</b>
		<b>Total commercial</b>	<b>± 65,000 s.f.</b>
		<b>Office &amp; Retail</b>	
		<b>Project totals</b>	<b>± 164,900 s.f.</b>
		<b>Parking:</b>	
		Structure: 2 levels = ± 110,000 s.f.	
		Surface: 200 spaces	
		Private parking = 53 spaces	
		Public parking = 10 spaces	
		<b>Total Parking = ± 365 spaces</b>	



**CONCEPTUAL SITE STUDY**  
APRIL 30, 2007

**williams + paddon**  
ARCHITECTS PLANNERS PEOPLE

**NORTH TAHOE VILLAGE**  
HIGHWAY 28, LAKE TAHOE, PLACER COUNTY, CALIFORNIA

**BBLLC STEVEN KENT BROWN**  
2295 Redstone Drive, Suite 216  
Lincoln, CA 95648