

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

**TO:** Honorable Members of the Board of Supervisors  
**FROM:** Richard Colwell, Chief Assistant CEO-Redevelopment Director *RC Colwell*  
Rae James, Deputy Director  
**DATE:** October 23, 2007  
**SUBJECT:** Adopt a Resolution in Support of the Submittal to the Tahoe Regional Planning Agency of a Pre-application by Ferrari Family Resort in Accordance with the Lake Tahoe Community Enhancement Program.

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**ACTION REQUESTED**

Adopt a resolution in support of the submittal to the Tahoe Regional Planning Agency (TRPA) of a pre-application by Ferrari Family Resort in accordance with the Lake Tahoe Community Enhancement Program.

**BACKGROUND**

On July 25, 2006, the Agency Board authorized the Redevelopment Agency (Agency) to enter into an Exclusive Right to Negotiate Agreement with the Ferrari Corporation, Inc., Ferrari Investment, LLC, and La Perrona, LLC (collectively Developer). The agreement allows the Agency and Developer to evaluate the development concept of the Developer's property to develop a mixed-use resort in Kings Beach. Since that time, Agency staff and Developer have met on several occasions to discuss development concepts and address potential issues. If feasible, Agency staff will return to the Agency Board with a development agreement for consideration when financial and planning analyses are complete.

The Developer seeks your Board's support of its pre-application submittal representing a mixed-use resort development concept to the TRPA Lake Tahoe Community Enhancement Program. Local jurisdiction support of concept proposals to TRPA under this program does not imply support of a project. Evaluation of the pre-application is expected to be completed by December 2007. If successful, the Developer will be invited to submit a full development application to TRPA and the County and be subject to an environmental review and all other standard development review processes.

Approval of this item will authorize Agency staff to forward the attached resolution to TRPA.

**FISCAL IMPACT**

On July 25, 2006, the Agency Board authorized the Agency to enter into an agreement to provide up to \$200,000 in developer matching funds for pre-development costs. The proposed action does not commit Agency funds nor does it impact the County General Fund.

**ENVIRONMENTAL STATUS**

This action does not constitute a “project” as defined by Public Resources Code §21065 and is therefore exempt from the California Environmental Quality Act. The proposed action is not a federal undertaking under National Environmental Policy Act guidelines.

**RECOMMENDATIONS**

Adopt a resolution in support of the submittal to the TRPA of a pre-application by Ferrari Family Resort in accordance with the Lake Tahoe Community Enhancement Program.

Attachment: Resolution

cc: Karin Schwab, Deputy County Counsel

# Before the Board of Supervisors County of Placer, State of California

In the matter of:

Adopt a resolution in support of the submittal to the Tahoe Regional Planning Agency of a pre-application by Ferrari Family Resort in accordance with the Lake Tahoe Community Enhancement Program.

Resol. No. ....

Ord. No. ....

First Reading.....

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held October 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

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Chair, Board of Supervisors

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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) to implement the Redevelopment Plan in the Project Area; and

WHEREAS, the Agency has engaged in discussion with Ferrari Corporation, Inc., Ferrari Investment, LLC and LaPerrona, LLC (collectively Developer), regarding the planning and potential Agency participation in a redevelopment project within the Project Area; and

WHEREAS, the Agency and Developer entered into an Exclusive Right to Negotiate Agreement on July 25, 2006 in order to work cooperatively for the planning and implementation of a redevelopment project within the Project Area; and

WHEREAS, the Developer desires to submit its pre-application representing its development concept for a mixed-use resort (Proposal) to the Tahoe Regional Planning Agency (TRPA) for consideration under TRPA's Lake Tahoe Community Enhancement Program; and

WHEREAS, the Agency is desirous that the Board of Supervisors express its support for the submittal by the Developer of its Proposal to TRPA under the Lake Tahoe Community Enhancement Program; and

WHEREAS, the County has adopted certain ordinances and regulations governing the use and development of property which will apply to the Proposal, and the County's support for the submittal of the Proposal by the Developer shall not limit, or be inferred to limit, the exercise of discretion by County with respect to County's duties and obligations under the Placer County Code and/or state law arising out of or relating to the granting of any type of regulatory approval or action which may be related to the Proposal.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer that the Board supports the submittal to the TRPA of a pre-application by Ferrari Family Resort of its Proposal for consideration under the Lake Tahoe Community Enhancement Program.