

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Richard Colwell, Chief Assistant CEO-Redevelopment Director *RE 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 Domus Development in Accordance with the Lake Tahoe Community Enhancement Program.

ACTION REQUESTED

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

BACKGROUND

On July 23, 2007, the Agency Board authorized the Redevelopment Agency (Agency) to enter into an Exclusive Negotiating Rights Agreement and Pre-development Loan Agreement in the amount of \$1,136,500 with Domus Development (Developer). The agreements have allowed the Agency and Developer to evaluate the potential sites for the development of new and replacement affordable housing in Kings Beach. Agency staff and the 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 affordable housing development concept to the Tahoe Regional Planning Agency (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 review processes.

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

FISCAL IMPACT

On July 23, 2007, the Agency Board authorized the Agency to enter into a pre-development loan with the developer for funds up to \$1,136,500. The current proposed action by your Board does not commit further Agency funds, nor does it impact the County General Fund.

ENVIRONMENTAL DETERMINATION

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.

RECOMMENDATION

Adopt a resolution in support of the submittal to TRPA of a pre-application by Domus Development 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 Domus Development 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**

Chair, Board of Supervisors

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 Domus Development (Developer) regarding the planning and potential Agency participation in an affordable new and replacement affordable housing development within the Project Area; and

WHEREAS, the Agency and Developer entered into an Exclusive Negotiating Rights Agreement on July 23, 2007 in order to work cooperatively for the planning and implementation of developing new and replacement affordable housing scattered within the Project Area; and

WHEREAS, on July 23, 2007, the Agency entered into a pre-development loan agreement with the developer to provide funds up to \$1,136,500 for pre-development costs associated with investigation of sites and preparation of development concepts to determine project feasibility; and

WHEREAS, the Developer desires to submit a pre-application representing its development concept for affordable housing (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 County's support for the submittal of the Proposal by 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 your Board supports the submittal to the TRPA of a pre-application by Domus Development of its Proposal for consideration under the Lake Tahoe Community Enhancement Program.