

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director
DATE: October 19, 2010
SUBJECT: Request for Proposals for Development of Redevelopment Agency Property
Located at 8716 and 8720 North Lake Boulevard, Kings Beach, California
(Assessor Parcel Numbers 090-142-001 and 090-142-002)

ACTION REQUESTED

Adopt a resolution authorizing the Redevelopment Director or designee to issue a Request for Proposals (RFP) for development of Redevelopment Agency property located at 8716 and 8720 North Lake Boulevard, fronting the south side of Highway 28 east of Fox Street, Kings Beach (Assessor Parcel Numbers 090-142-001 and 090-142-002).

BACKGROUND

On April 21, 2009, your Board authorized the Redevelopment Agency (Agency) to take several actions regarding negotiating the purchase of lots 36 thru 40 located at 8716 and 8720 North Lake Boulevard (APNs 090-142-001 and 090-142-002), lots 103 and 104 located at 8723 Brockway Vista Avenue (APN 090-142-011), and lots 105 thru 107 located at 8717 Brockway Vista Avenue (APN 090-142-012), in Kings Beach. The Agency completed the purchase of these parcels on September 14, 2009.

The parcels located at 8723 and 8717 Brockway Vista Avenue are planned for development of a future public parking lot tied to the Kings Beach Commercial Core Improvement Project. The parcels located at 8716 and 8720 North Lake Boulevard are the subject of this RFP. The Agency is seeking proposals for a neighborhood serving commercial, office, or mixed-use development. The Agency is also looking for proposals which enhance the vitality of the commercial corridor, employ excellent architectural amenities, and contain at least one twenty-four (24) foot wide drive aisle for access to the future public parking lot to be located in the back parcels.

On September 9, 2010, Agency staff presented the draft RFP for 8716 and 8720 North Lake Boulevard to the North Tahoe Regional Advisory Council (NTRAC). NTRAC recommended the RFP for approval.

Subject to the approval of your Board, the Agency intends to issue the RFP on October 20, 2010 for 8716 and 8720 North Lake Boulevard. A pre-proposal meeting will be held on the site on November 16, 2010, where any interested parties may walk the site and ask questions. Proposals will be due on December 6, 2010. A selection committee of five (5) people will convene, review, and rank the proposals submitted at the end December or early January 2011. The top

development teams may be subsequently interviewed. The earliest the Agency anticipates being before your Board to seek approval to enter in to an Exclusive Negotiating Rights Agreement is late January 2011. Concurrent to the issuance of this RFP, the Agency is also issuing an RFP for the Kings Beach Eastern Gateway. Development Teams may propose on one or both of these properties.

FISCAL IMPACT

No expenditure authorization is associated with this action. There is no impact to Placer County's general fund.

ENVIRONMENTAL STATUS

The action requested is a request for authority to issue an RFP and is an activity taken in furtherance of the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area, for which an environmental impact report was prepared and certified pursuant to the California Environmental Quality Act (CEQA). Therefore, no further environmental review is required for this action (CEQA Guidelines Section 15180). Nor does the issuance of this RFP commit the Agency to a particular course of action. Should a development team be selected, said team will be required to undertake and complete the development application process through the County, which process includes full CEQA review on the development proposal.

Attachment: Resolution
Request for Proposals

cc: Karin Schwab, Agency Counsel

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

In the matter of:

Authorizing the Redevelopment Director or designee to issue a Request for Proposals for development of Redevelopment Agency property located at 8716 and 8720 North Lake Boulevard, Kings Beach (Assessor Parcel Numbers 090-142-001 and 090-142-002)

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 _____,

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

WHEREAS, the Placer County Redevelopment Agency (Agency) has adopted the North Lake Tahoe Redevelopment Plan (Plan);

WHEREAS, the Agency is responsible for administering the plan to carry out redevelopment efforts within the North Lake Tahoe Redevelopment Project Area;

WHEREAS, the Agency wishes to encourage and support development in the North Lake Tahoe Redevelopment Project Area;

WHEREAS, there is no expenditure authorization associated with this action;

WHEREAS, the issuance of the Request for Proposals is an activity taken in furtherance of the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area, for which an environmental impact report was prepared and certified pursuant to the California Environmental Quality Act (CEQA). Therefore, no further environmental review is required for this action (CEQA Guidelines Section 15180).

WHEREAS, the Agency owns real property located at 8716 and 8720 North Lake Boulevard on Assessor Parcel Numbers 090-142-001 and 090-142-002 in Kings Beach, California; and

WHEREAS, the Agency is desirous of soliciting proposals for development of said real property.

NOW, THEREFORE, BE IT RESOLVED by the Agency Board of Directors that the Agency Board authorizes the Redevelopment Director or designee to issue a Request for Proposals for development of Agency property located at 8716 and 8720 North Lake Boulevard, Kings Beach, California (Assessor Parcel Numbers 090-142-001 and 090-0142-002).