

**PLACER COUNTY  
SUCCESSOR AGENCY BOARD  
MEMORANDUM**

**TO:** Placer County Successor Agency Board  
**FROM:** Allison Carlos, Successor Agency Officer Designee  
**DATE:** February 25, 2014  
**SUBJECT:** Receive a report on the amended Long-Range Property Management plan for submission to the California Department of Finance

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**ACTION REQUESTED**

Receive a report on the amended Long-Range Property Management Plan pursuant to the California Health & Safety Code, Section 34191.5, and authorize submission to the Placer County Oversight Board for approval.

**BACKGROUND / SUMMARY**

California Health & Safety Code Section 34191.5, subsections (b) and (c) outline the requirements for a Long-Range Property Management Plan (Plan) prepared by a successor agency. The primary purpose of the Plan is to "address the disposition and use of real properties of the former redevelopment agency". This Plan must be approved by the Oversight Board and submitted to the Department of Finance (DOF) within six months following the DOF's issuance of a Finding of Completion. Placer County Successor Agency (Successor Agency) received a Finding of Completion March 2013 and the Oversight Board approved a Plan at their August 27, 2013 meeting. The Plan was subsequently submitted to the DOF for approval.

The previously approved Plan included most required elements, including an inventory of all assets with acquisition dates, parcel location, history of environmental contamination, the potential for transit-oriented development, and a description of the proposed use or disposition of properties. Proposed disposition of properties can include sale, use of the property to fulfill an enforceable obligation, governmental use or transfer of the property to the County for future development. Upon DOF review of the Plan the assigned analyst has identified modifications are necessary.

- One additional category was required – a description of the properties' potential for advancement of the planning objectives of the Successor Agency.
- Four sites containing six parcels owned by the Successor Agency located on Minnow Avenue, Brook Street, Salmon Street, and Deer Street/Rainbow Avenue that are slated for public parking use cannot be categorized as "governmental use".
- Quartz Ridge Affordable Housing Project can be removed as DOF approved the transfer of this property with it approval of the Housing Asset Inventory last August.

The revised Plan includes the one missing category as described above and removed the Quartz Ridge Affordable Housing Project. Relative to the four parking lot sites, the DOF analyst indicated these properties can be designated for transfer to the County for "future development", which would allow the properties to be used for public parking lots as planned. If, in the future, these properties are sold for development, the County would share any net proceeds of sale with the taxing entities. Staff believes reclassification of the parking lot properties as suggested by DOF materially meets the interests of the Successor Agency and Placer County and fulfills the environmental mitigation that requires the provision of replacement parking. These parking lots do not generate revenue; they were provided as required mitigation under the California Environmental Quality Act to offset the loss of public street parking in the commercial district resulting from construction of the Kings Beach Commercial Core Improvement Project.

The modified plan also includes clarification of permissible use for the Kings Beach Town Center property. The Kings Beach Town Center which is comprised of sixteen parcels on the northwest side of North Lake Blvd, west of Fox Street, and south of Salmon Street is planned for development as a mixed-use project consistent with Kings Beach planning documents including the redevelopment plan, the implementation plan adopted in connection with the redevelopment plan, and Placer County community and area plans. The amended Plan classifies the Kings Beach Town Center properties in the category of "future development" which is consistent with provisions of the Health and Safety Code and property disposition interests as expressed by the Successor Agency, Placer County, and supported by the Oversight Board.

### **CONCLUSION**

While the Dissolution Act originally provided that successor agencies were required to dispose of assets and properties expeditiously and in a manner aimed to maximize value, under AB 1484, successor agencies may also opt to transfer property to their sponsoring jurisdictions for future development consistent with redevelopment and community plans. Staff suggests that the Plan as modified, if approved by the DOF will facilitate project development and sale of properties as contemplated by the Oversight Board, County and the community.

### **ENVIRONMENTAL STATUS**

This is an administrative action, does not constitute a project, and is exempt from environmental review per the California Environmental Quality Act Guidelines Section 15378(b)(5).

### **FISCAL IMPACT**

This action has no fiscal impact as contemplated and would not result in an encumbrance of Successor Agency or County General funds.

#### Attachments:

Amended Long Range Property Management Plan

cc: David Boesch, Successor Agency Officer  
Susan Bloch, Burke, Williams, Sorensen, Placer County Successor Agency Counsel

Placer County Successor Agency  
 Long-Range Property Management Plan - Amended February 25, 2014

	Everett	Eastern Gateway	Swiss Mart	Minnow Avenue Parking Lot	Brook Street Parking Lot	Salmon Street Parking Lot	Deer Street Parking Lot	Kings Beach Town Center
Property Description/address	8716 & 8720 N. Lake Blvd and 8717 & 8723 Brockway Vista Ave., Kings Beach	8796-8798 North Lake Blvd., Kings Beach	8793 & 8797 N. Lake Blvd, Kings Beach	South side of Minnow Avenue, 250+/- ft west of Chipmunk Street, Kings Beach	North side of Brook Avenue 100+/- ft east of Bear Street, Kings Beach	North side of Salmon Avenue, 275+/- ft east of Coon Street, Kings Beach	South side of Rainbow Avenue, north side of Trout Avenue, 50+/- ft East of Deer Street, Kings Beach	North side of North Lake Blvd, west of Fox St., south of Salmon St., in Kings Beach
Use	Sale of Property	Sale of Property	Sale of Property	Future Development	Future Development	Future Development	Future Development	Future Development
Date of Acquisition	9/14/2009	2/20/2006- 11/26/2008	11/7/2006	3/31/2005	9/02/2003	8/07/2005	10/19/2007	Not applicable; Successor Agency holds promissory notes in default.
Value of Property at Acquisition	\$1,834,000	\$3,298,000	\$520,000	\$480,000	\$285,000	\$495,000	\$510,000	Not applicable
Purpose Acquired	Promote mixed use of residential and commercial projects; catalyzing urban renewal proximate to transportation and reduction of blight	Promote mixed use of residential and commercial projects; catalyzing urban renewal proximate to transportation and reduction of blight	Promote mixed use of residential and commercial projects; catalyzing urban renewal proximate to transportation and reduction of blight	This public parking lot offsets loss of on street public parking in the commercial district associated with the Kings Beach Commercial Core Improvement Project. This parking lot supports revitalization of the downtown area and improves traffic flow and safety.	This public parking lot offsets loss of on street public parking in the commercial district associated with the Kings Beach Commercial Core Improvement Project. This parking lot supports revitalization of the downtown area and improves traffic flow and safety.	This public parking lot offsets loss of on street public parking in the commercial district associated with the Kings Beach Commercial Core Improvement Project. This parking lot supports revitalization of the downtown area and improves traffic flow and safety.	This public parking lot offsets loss of on street public parking in the commercial district associated with the Kings Beach Commercial Core Improvement Project. This parking lot supports revitalization of the downtown area and improves traffic flow and safety.	Promote mixed use of residential and commercial projects catalyzing urban renewal proximate to transportation and reduction of blight
Assessor Parcel Number and Lot Size (sf)	090-142-001 090-142-002 090-142-029 090-142011	090-221-012 090-221-013 090-221-014 090-221-018 090-221-020 090-221-021 090-221-026 090-221-027 090-370-005 090-370-006	090-192-041 090-192-055	090-192-058 090-192-059 090-192-060	090-122-019	090-126-020	090-074-025	090-133-003 090-133-005 090-133-006 090-133-007 090-133-008 090-133-009 090-133-010 090-133-011 090-133-015 090-133-016 090-133-018 090-126-021 090-126-022 090-126-024 090-126-039 090-126-040
Zone	Vacant Commercial - 20,192 Vacant Residential - 25,280	Vacant Commercial - 64,848 Vacant Residential - 4,719	9,187	9662	12,706	12,500	21,875	153,068
Zone	Commercial and Residential	Commercial and Residential	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial and Residential
Estimated Current Value of Parcel	\$ 975,000	\$1,500,000 *does not include potential deductions for environmental contamination.	\$440,000 *does not include potential deductions for environmental contamination.	\$ 130,000.00	\$ 170,000	\$ 350,000	\$ 360,000	\$4.2M
Appraisal Information Available	No current appraisal	No current appraisal	No current appraisal	No current appraisal	No current appraisal	No current appraisal	No current appraisal	No current appraisal
Estimate of Revenues generated by property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	To be determined

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	Everett	Eastern Gateway	Swiss Mart	Minnow Avenue Parking Lot	Brook Street Parking Lot	Salmon Street Parking Lot	Deer Street Parking Lot	Kings Beach Town Center
<b>Contractual Requirements for Disposition of Funds</b>	None	This site is under oversight by Lahontan Regional Water Quality Control Board for clean up of contaminated soil and groundwater.	A Tolling Agreement was entered into with State of California Water Resources Control Board which requires the Agency or its successors or assigns to reimburse the State \$40,237 upon transfer of the site to a third party.	None	None	None	None	Successor Agency holds promissory notes secured by deeds of trust on the property. Foreclosures are in process.
<b>Environmental History</b>	To the best of staff knowledge, there is no known contamination	Property under oversight by the Lahontan Regional Water Quality Control Board for clean up of contaminated soil and groundwater	Property under oversight by the Lahontan Regional Water Quality Control Board for clean up of contaminated soil and groundwater	To the best of staff knowledge, there is no known contamination	To the best of staff knowledge, there is no known contamination	To the best of staff knowledge, there is no known contamination	To the best of staff knowledge, there is no known contamination	A letter of no further action regarding underground storage tank use was received from Lahontan Regional Water Quality Control Board in 2008. One monitoring well remains on site.
<b>Potential for Transit Oriented Development</b>	The site is located in the Kings Beach downtown business district and is proximate to transit stops operated by the Tahoe Regional Transit Agency along Hwy 28	The site is located in the Kings Beach downtown business district and is proximate to transit stops operated by the Tahoe Regional Transit Agency along Hwy 28	The site is located in the Kings Beach downtown business district and is proximate to transit stops operated by the Tahoe Regional Transit Agency along Hwy 28	The site is located in the Kings Beach downtown business district and is proximate to transit stops operated by the Tahoe Regional Transit Agency along Hwy 28	The site is located in the Kings Beach downtown business district and is proximate to transit stops operated by the Tahoe Regional Transit Agency along Hwy 28	The site is located in the Kings Beach downtown business district and is proximate to transit stops operated by the Tahoe Regional Transit Agency along Hwy 28	The site is located in the Kings Beach downtown business district and is proximate to transit stops operated by the Tahoe Regional Transit Agency along Hwy 28	The site is located in the Kings Beach downtown business district and is proximate to transit stops operated by the Tahoe Regional Transit Agency along Hwy 28
<b>History of Previous Development Proposals</b>	The former Redevelopment Agency issued a request for proposals to develop the site in 2010 however received no responses. The former RDA entered into a contract with Gary Davis Group to design a mixed use building prior to the dissolution of the RDA. the contract was terminated upon dissolution of the RDA by the California Legislature.	The former Redevelopment Agency issued a request for proposals to develop the site in 2010. Mountain Smarts, LLC was selected to develop the site into a mixed-use development. The former RDA and Mountain Smarts, LLC entered into an Exclusive Negotiating Rights Agreement October 25, 2011.	Mountain Smarts, LLC submitted a request to enter into an Exclusive Negotiating Rights Agreement with the former Redevelopment Agency in 2011. The request was put on hold due to the dissolution of the Redevelopment Agency.	Public parking lot	Public parking lot	Public parking lot	Public parking lot	The parcels were purchased by a private party in 2006. Subsequently, the former Redevelopment Agency purchased the bank notes. The property owner communicated July 2013 to the Successor Agency that he will not proceed with notes repayment or a project. The Successor Agency is proceeding with actions that may result in ownership of the property within the next few months.
<b>Advancement of Planning Objectives of Successor Agency</b>	Development consistent with zoning will advance objectives of redevelopment plan, implementation plan and Placer County community and area plans.	Development consistent with zoning will advance objectives of redevelopment plan, implementation plan and Placer County community and area plans.	Development consistent with zoning will advance objectives of redevelopment plan, implementation plan and Placer County community and area plans.	Provides public parking to enhance Kings Beach Commercial Core	Provides public parking to enhance Kings Beach Commercial Core	Provides public parking to enhance Kings Beach Commercial Core	Provides public parking to enhance Kings Beach Commercial Core	Development of a mixed-use project will advance objectives of redevelopment plans, implementation plans, and Placer County community and area plans.
<b>Planned Disposition</b>	Retain pending disposition for development consistent with redevelopment and community plans; upon conveyance, net proceeds will be distributed to taxing entities in proportion to each entity's share of the tax base.	Retain pending disposition for development consistent with redevelopment and community plans; upon conveyance, net proceeds will be distributed to taxing entities in proportion to each entity's share of the tax base.	Retain pending disposition for development consistent with redevelopment and community plans; upon conveyance, net proceeds will be distributed to taxing entities in proportion to each entity's share of the tax base.	Retain for transfer to Placer County as public parking to mitigate for the loss of public on street parking with the Kings Beach Commercial Core Improvement Project. If otherwise used, a compensation agreement will address distribution of proceeds net of liabilities and expenses.	Retain for transfer to Placer County as public parking to mitigate for the loss of public on street parking with the Kings Beach Commercial Core Improvement Project. If otherwise used, a compensation agreement will address distribution of proceeds net of liabilities and expenses.	Retain for transfer to Placer County as public parking to mitigate for the loss of public on street parking with the Kings Beach Commercial Core Improvement Project. If otherwise used, a compensation agreement will address distribution of proceeds net of liabilities and expenses.	Retain for transfer to Placer County as public parking to mitigate for the loss of public on street parking with the Kings Beach Commercial Core Improvement Project. If otherwise used, a compensation agreement will address distribution of proceeds net of liabilities and expenses.	If the Successor Agency obtains ownership, the properties will be transferred to Placer County pending disposition for development consistent with redevelopment and community plans; upon repayment of promissory notes, proceeds net of liabilities and expenses will be distributed to taxing entities in proportion to each entity's share of the tax base.

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