COUNTY OF Placer®

DEPARTMENT OF ADMINISTRATIVE SERVICES

REQUEST FOR INFORMATION

to acquire and develop

KINGS BEACH CENTER

Mixed-Use Development Opportunity
Kings Beach, California – Lake Tahoe

Request for Information
No. 10519

Release Date: April 25, 2016

Response Deadline: June 29, 2016
not later than 5:00:00 PM (Pacific)

Placer County RFI No. 10519

Kings Beach Center

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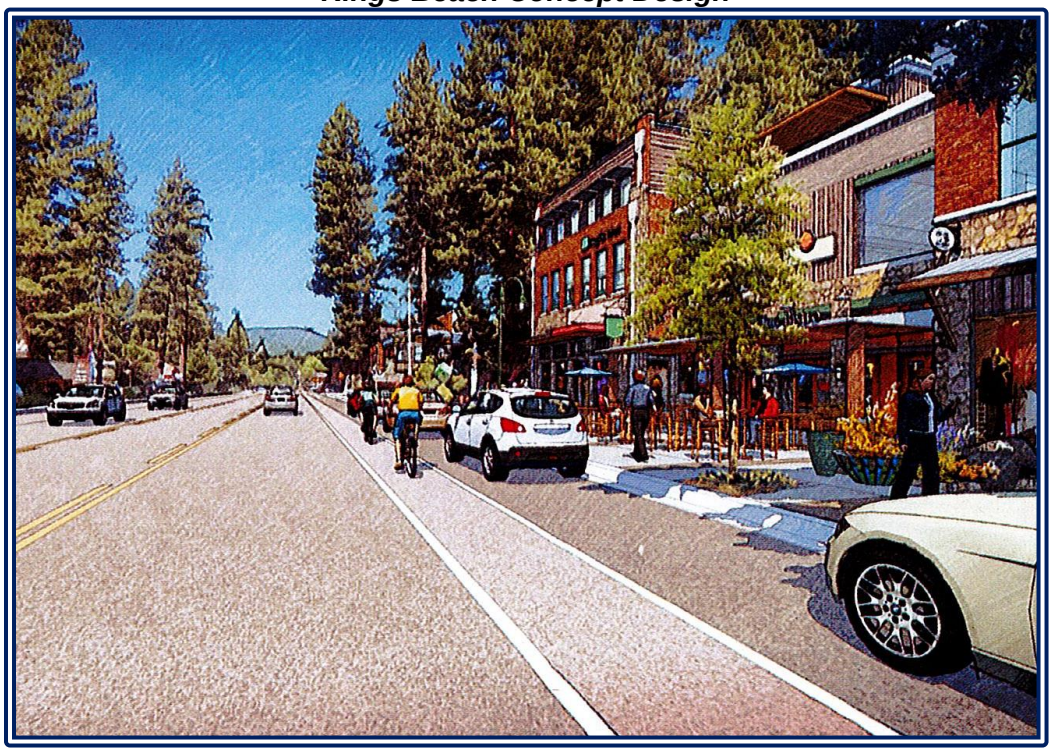
RELATED DOCUMENTS (see links within this RFI)

1. **Proposed Placer County Tahoe Basin Area Plan, Public Review Draft June 2015**
2. **Kings Beach Vision Plan September 2013**
3. **Placer Title Company Title Policy Report Order No. 102-41071*2, January 29, 2015**
4. **Appraisal of the Kings Beach Center, Johnson Valuation Group, Ltd. July 16, 2015**
5. **Tahoe Regional Planning Agency Regional Plan and Code of Ordinances**
6. **Kings Beach Community Plan**
7. **Lahontan Regional Water Control Board No Further Action Required Letter Dated August 18, 2008 (State Water Resources Control Board GeoTracker)**
8. **Kings Beach Benefit Assessment District No. 1 Engineer's Report October 23, 2012**

1.0 INTRODUCTION

The County of Placer (County) is offering for sale and development approximately 3.5 acres of real property, consisting of 16 parcels in Kings Beach, California, commonly referred to as the Kings Beach Center (KBC). The County is inviting experienced mixed-use development firms to submit letters of interest for the opportunity to purchase or joint venture with the County to develop this property. The County and the community have a strong interest in maintaining all of the parcels as one cohesive project site that acts as a transformative environmental and economic redevelopment project for Kings Beach.

Kings Beach Concept Design



A high-quality mixed-use project is visualized, that could include key elements such as accommodations, retail, office and civic use space. The KBC is ideally situated along North Lake Boulevard (State Route 28) in the heart of the Kings Beach Town Center and is across the street from one of the most beautiful and well known beaches on Lake Tahoe, the Kings Beach State Recreation Area. The KBC offers 625 feet of high visibility commercial frontage along North Lake Boulevard. This one-of-a-kind opportunity in Kings Beach offers a unique Lake Tahoe project development setting, access to outstanding recreation, and proximity to ski resorts and residential communities. The site is within a significant downtown revitalization project which is already underway.

Kings Beach State Recreation Area

This Request for Information (RFI) provides a description of the property, a conceptual vision of future project development, submittal information and requirements, and an explanation of evaluation criteria and next steps. Based on the number and type of responses received the County, at its sole discretion, may solicit more formal proposals (through a Request for Proposals/RFP) from one or more of the respondents, or enter into an agreement with a single respondent or party. The County reserves the right to request clarification or additional information from respondents.

The disposition and future development of the KBC property consistent with redevelopment and community plans were included in the Long-Range Property Management Plan prepared by the Successor Agency to the Former Placer County Redevelopment Agency (Successor Agency) and approved by the California Department of Finance.

2.0 DISCLAIMERS

The information contained in this RFI has been obtained from sources believed to be reliable. Placer County makes no representations, guarantees, or warranties as to its accuracy or the ultimate development potential or entitlement rights for a conceptual project.

Placer County reserves the right to terminate or modify this RFI process at any time and to reject any and all RFI submittals. Placer County reserves the right, at its sole discretion, to discuss and/or negotiate with parties who respond to this RFI, or may choose at its sole discretion, not to discuss and/or negotiate with any respondents. This RFI process does not constitute any type of offer and creates no contractual obligation or other liability to the County.

3.0 INQUIRIES

Direct all inquiries regarding this RFI in writing to:

April Pay, CPPO, CPPB
Placer County Department of Administrative Services
Procurement Services Division
2964 Richardson Drive
Auburn, CA 95603-2640
Phone: (530) 889-4253
Email: apay@placer.ca.gov

It is recommended that you do not contact County departments, County staff, or other parties directly. Information provided by other than the above contact may be invalid and responses which are submitted in accordance with such information may be declared non-responsive.

In the event that it becomes necessary to revise any part of this RFI, written addenda will be issued. Any amendment to this RFI is valid only if in writing and issued by the Placer County Procurement Services Division.

All addenda for this RFI will be distributed via Placer County's website: www.placer.ca.gov/kingsbeachsale.

It is the respondent's sole responsibility to monitor this website for possible addenda to this RFI. Failure of the respondent to retrieve addenda from this site shall not relieve him/her of the requirements contained therein.

4.0 MULTIPLE KINGS BEACH PROPERTIES FOR SALE

The KBC is one of four (4) properties owned by Placer County or the Successor Agency in Kings Beach that will be offered by either a sealed bid sale, or an RFI process, such as this one. The properties are commonly referred to as the Swiss Mart Property (highlighted in yellow on the next image), Eastern Gateway Property (green), Kings Beach Center (orange), and Town Center South (magenta).

Four Kings Beach Properties offered for sale or development

All four Kings Beach properties are being offered separately, but it may be possible to incorporate two or more of the properties into a single related or compatible project development.

The purpose of this RFI is to solicit interest and information only for the KBC property. Prospective buyers who are interested in the other properties should contact County staff pursuant to Section 3.0 of this RFI, or monitor the County's website at www.placer.ca.gov/kingsbeachsale for further information on the offering schedule or RFIs for other properties. The Swiss Mart property was offered for sale in an Invitation for Bids which was released in March 2016. The Town Center South and Eastern Gateway Property RFIs are being released separately from this Kings Beach Center RFI.

5.0 TENTATIVE RFI SCHEDULE

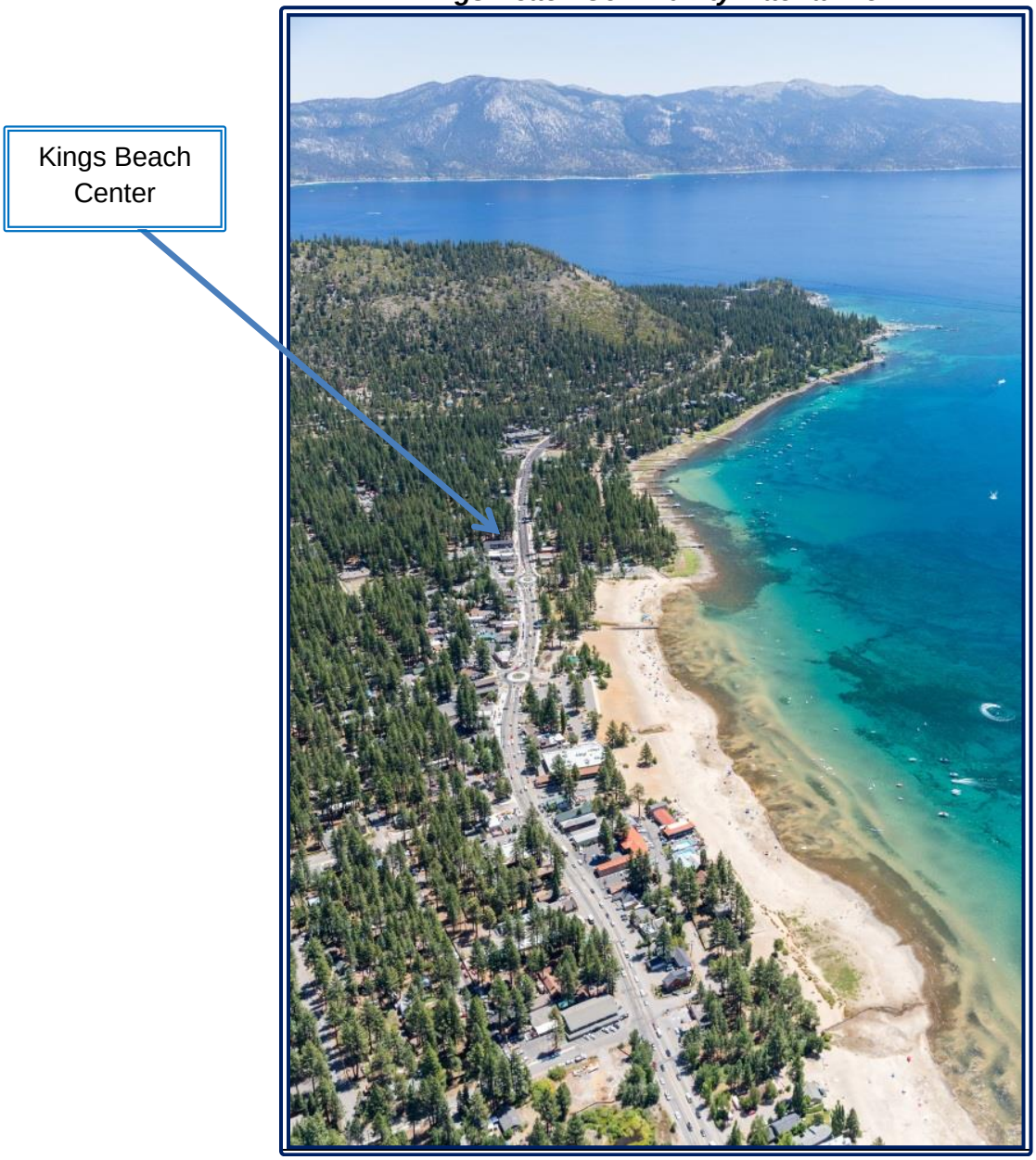
The following represents the tentative schedule for this RFI and subsequent steps. Any change in the scheduled events up to and including the Response Deadline will be advertised in the form of an addendum to this RFI. The schedule for other milestone dates may be adjusted without notice.

ACTIVITY	DATE
Guided Site Visit #1	May 12, 2016 – 1:30 pm
Guided Site Visit #2	June 8, 2016 – 1:30 pm
Deadline for Questions	June 17, 2016
Responses Due	June 29, 2016 – 5:00 pm

Guided Site Visits. Interested buyers and developers will have two opportunities to visit the property, guided by County staff. Both site visits will offer the same information and access. Two dates have been scheduled solely for the convenience of interested parties. Attendance is strictly voluntary, and respondents do not need to attend to be eligible to submit a response to this RFI. However, this will be the only opportunity to fully access the property prior to the submittal deadline.

- Guided Site Visit #1 May 12, 2016 – 1:30 pm 245 Fox Street, Kings Beach, CA
- Guided Site Visit #2 June 8, 2016 – 1:30 pm 245 Fox Street, Kings Beach, CA

Kings Beach Community – aerial view

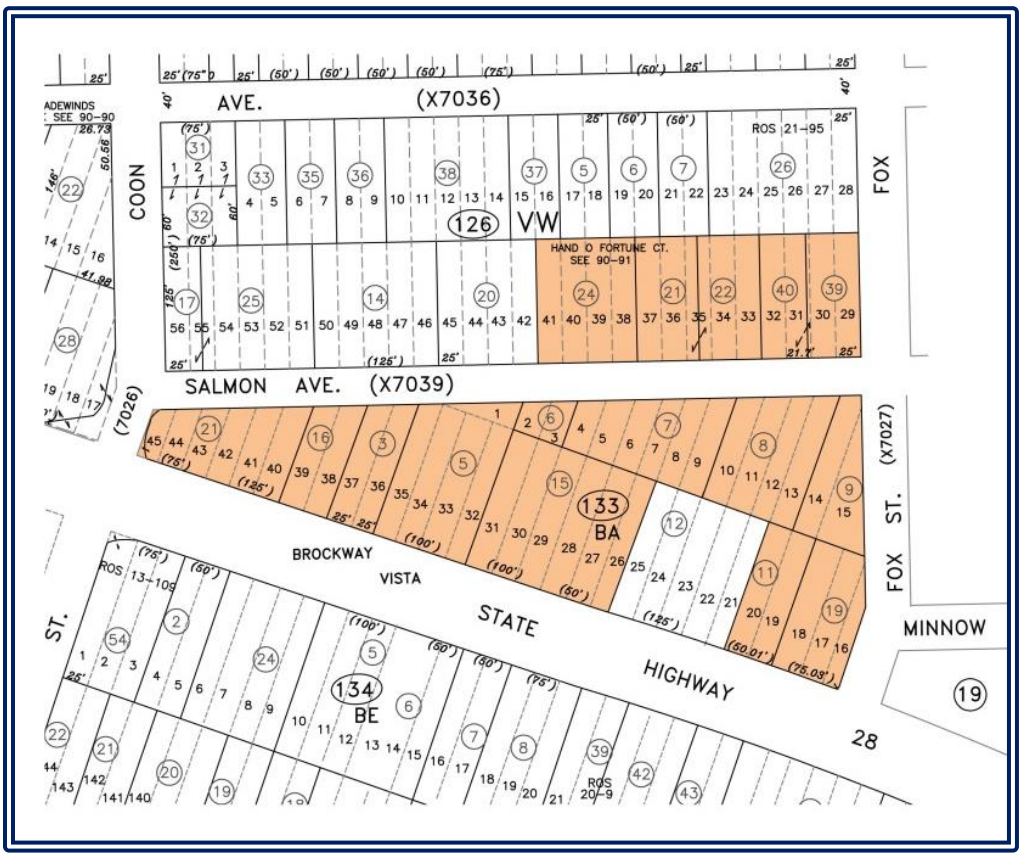


6.0 KINGS BEACH CENTER – PROPERTY DESCRIPTION

The KBC is owned by Placer County and consists of 16 Assessor's Parcels. It is the County's desire to sell the KBC so that it can be developed in a manner envisioned by the proposed Placer County Tahoe Basin Area Plan which can be reviewed at: www.placer.ca.gov/departments/communitydevelopment/planning/tahoebasinareaplan and the Kings Beach community. The Kings Beach Vision Plan dated September 2013 can be reviewed at: www.placer.ca.gov/~/media/cdr/planning/commplans/tahoebasincpupdate/workshops/julycharette/kbvision%20compositefinal.pdf?la=en.

Eleven of the parcels are bordered by North Lake Boulevard (State Route 28) to the south, Fox Street to the east, Salmon Avenue to the north, and Coon Street to the west. One parcel within this boundary (APN 090-133-012) is privately owned and not part of the KBC. The remaining five KBC parcels are located along the north side of Salmon Avenue, beginning at the northwest corner of Salmon Avenue and Fox Street. A legal description of the property and Assessor's Parcel Maps are included in the Placer Title Company Title Policy Report Order No. 102-41071*2 which can be reviewed at: www.placer.ca.gov/kingsbeachsale. A July 16, 2015 Appraisal of the Kings Beach Center prepared by Johnson Valuation Group Ltd. can also be reviewed at: www.placer.ca.gov/kingsbeachsale.

16 Kings Beach Center Parcels



Kings Beach Center Parcel Information

Assessor's Parcel Number	Address	Size (s.f.)	Land Coverage (s.f.)
090-133-003	8635 North Lake Boulevard	6,364	5,716
090-133-005	8645 North Lake Boulevard	15,473	15,833
090-133-006	8666 Salmon Avenue	2,047	841
090-133-007	8616 Salmon Avenue	11,674	41,226
090-133-008	8684 Salmon Avenue	11,957	
090-133-009	229 Fox Street	7,065	
090-133-015	8675 North Lake Boulevard	21,954	
090-133-011	8693 North Lake Boulevard	7,568	17,769
090-133-019	8697 North Lake Boulevard	10,823	
090-133-016	8623 North Lake Boulevard	5,798	5,491
090-133-021	8611 North Lake Boulevard	11,719	8,967
090-126-021	8679 Salmon Avenue	7,813	20,939
090-126-022	8685 Salmon Avenue	7,812	
090-126-024	8673 Salmon Avenue	12,500	
090-126-039	245 Fox Street	6,663	3,451
090-126-040	8689 Salmon Avenue	5,838	
	Totals:	**153,068 (3.51 Acres)**	**120,233**

TRPA development rights serve to quantify development and act as the building blocks for growth management. The following existing development rights, commonly referred to as "commodities", are associated with the KBC property and are available to the future owner/developer. The commodities have been verified by TRPA, but it is the responsibility of the interested parties to confirm.

Kings Beach Center Commodities

Commodity	Quantity
Commercial Floor Area (CFA)	18,860 square feet
Tourist Accommodation Units (TAUs)	10 units
Residential Units of Use (RUUs)	15 units
Mobile Home Units (MUs)	2 units
Recreational Vehicle Units	10 units

The property's Soil Capability Level is Class 5. Additional information on soil classifications, commodities, zoning, and development can be reviewed in the Tahoe Regional Planning Agency Regional Plan and Code of Ordinances at: www.trpa.org/regional-plan/.

The parcels are served by the North Tahoe Public Utility District (water and sewer), Liberty Energy Company (electricity), and Southwest Gas Corporation. Trash service is provided by Tahoe Truckee Sierra Disposal Company.

The parcels are relatively flat and gently sloping toward North Lake Boulevard. There are large native pines throughout the parcels, and limited plants and shrubs. The parcels are currently a mixture of occupied and vacant commercial buildings, apartments, residences, and vacant lots. The entire 3.5 acres of the Kings Beach Center are easy to access by vehicles and equipment for future project development.

7.0 EXISTING BUILDINGS AND TENANTS

The structures are believed to have been constructed before or during the 1950's and 1960's, are functionally obsolete, and are near the end of their intended economic use timeline. The County anticipates the KBC to require complete redevelopment, and therefore it is most likely that demolition of the existing structures will be required. There are five commercial buildings, one apartment building consisting of six studio apartments, and seven single-family houses on the KBC property. Some of the units are currently vacant, but others are rented by residential or commercial tenants. Potential respondents to this RFI are asked not to contact or disturb the existing tenants.

Kings Beach Center along North Lake Blvd.

Kings Beach Center Commercial Buildings

Kings Beach Center Vacant and Residential Lot

Kings Beach Center Commercial Buildings along North Lake Blvd.

Kings Beach Center Single Family Homes

The KBC currently has 15 commercial tenants and 7 residential tenants. All of the tenants' rental agreements are on a month to month basis, and are subject to change. The current monthly rental income is $25,018 ($20,106 commercial rent and $4,912 residential rent). Existing leases will be assigned by the County to the future owner/developer.

Current Kings Beach Center Estimated Income and Estimated Expenses (as of March 2016)

Income/Expense	Type	Monthly	Annual
Estimated Gross Income	Rental Income	$25,018	$300,216
Estimated Gross Expenses[1]	Property Manager Fee	$2,500	$30,000
	Maintenance	$3,211	$38,532
	Average Utilities	$6,206	$74,472
	KB Benefit Assessment District 1 – Annual Assessment Estimate		$16,270
		Estimated Net Income (Annual Gross Income, minus Gross Expenses)	**$140,942**

[1]Expenses do not include County labor costs or real property taxes.

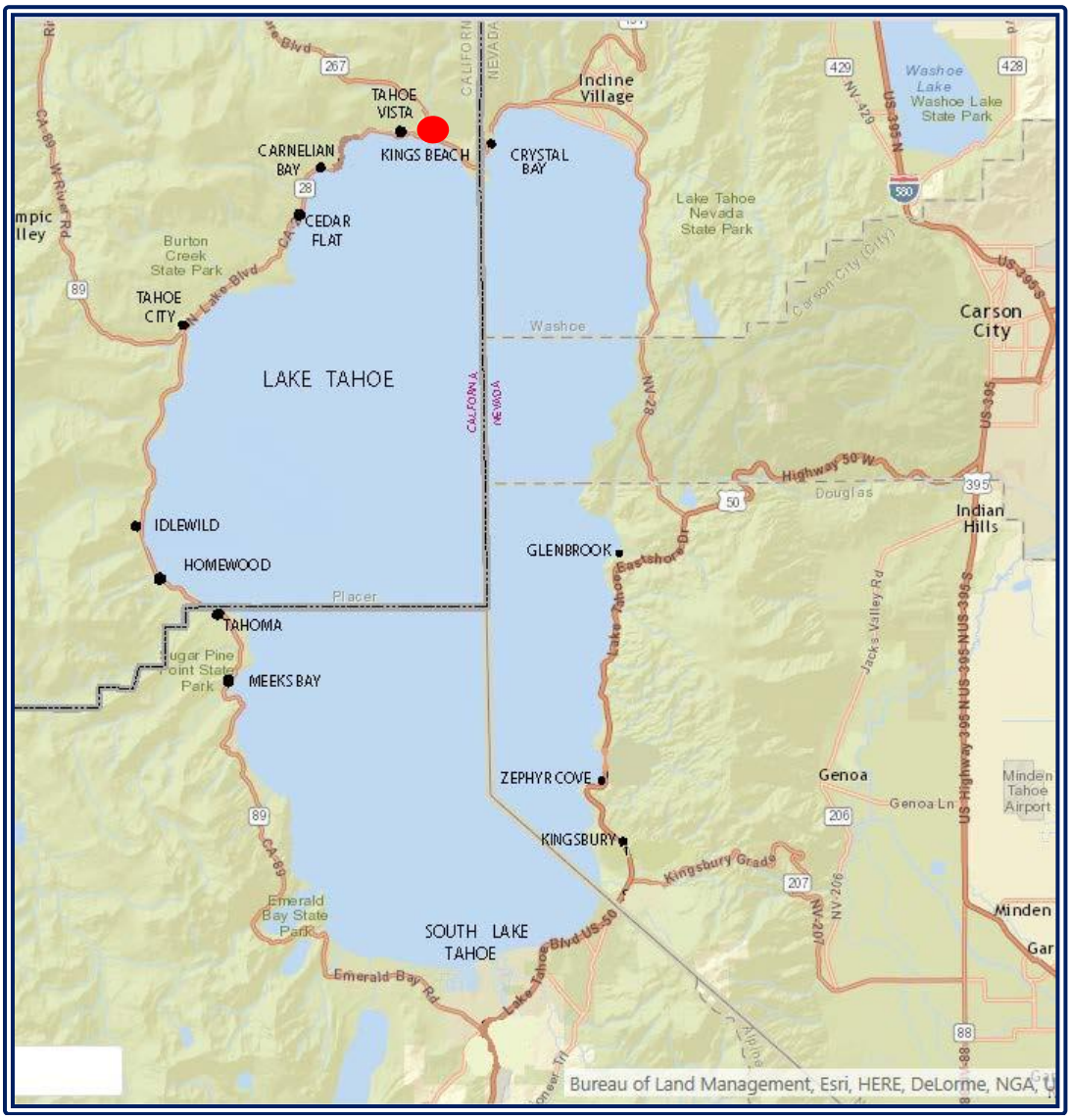
8.0 THE KINGS BEACH COMMUNITY

The Lake Tahoe Basin is a world-famous tourist destination, located approximately 200 miles northeast of San Francisco, California and approximately 40 miles southwest of Reno, Nevada.

Northern California

The North Lake Tahoe region is largely a mountain tourist community catering to winter skiing, summer watersports, and year-round outdoor enthusiasts. Kings Beach is at the northern end of Lake Tahoe near the California–Nevada border. Kings Beach is one of the primary commercial, residential, and recreational centers in the Lake Tahoe Basin.

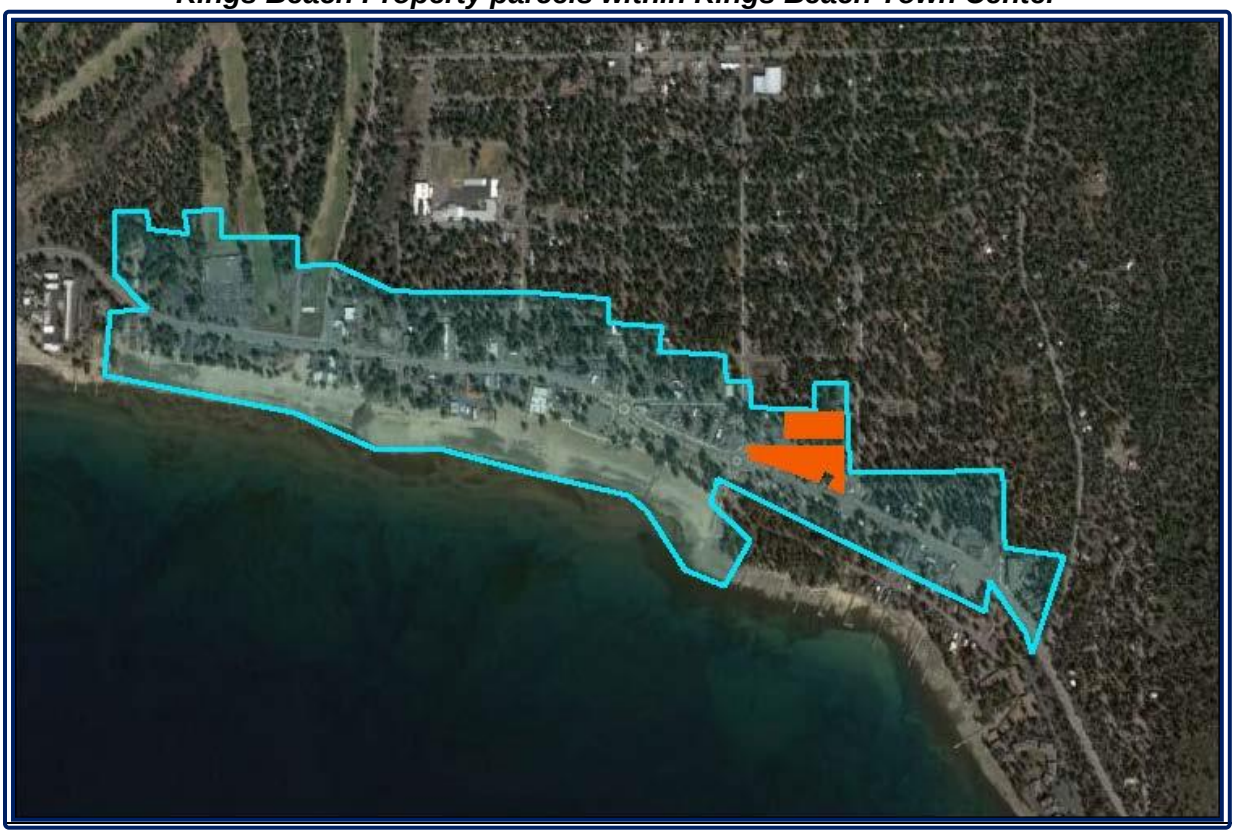
Lake Tahoe Basin



The Tahoe Regional Planning Agency (TRPA) Regional Plan and the proposed Placer County Tahoe Basin Area Plan promote the concept of "Town Centers" as areas of commercial and mixed-use development. The proposed Tahoe Basin Area Plan can be reviewed at: www.placer.ca.gov/departments/communitydevelopment/plannng/tahoebasinareaplan.

Town Centers encourage redevelopment and revitalization in a manner that improves environmental and economic conditions. The transfer of development rights from environmentally sensitive lots and outlying residential areas to Town Centers is encouraged to create opportunities to improve water quality around the Lake. The KBC is located in the heart of the Kings Beach Town Center (see orange highlighted area in the following aerial photograph).

Kings Beach Property parcels within Kings Beach Town Center



Kings Beach and the commercial corridor have been a major focus of Placer County redevelopment programs as evidenced by its large redevelopment investment in the Kings Beach Commercial Core Improvement Project, public parking lots, housing projects, streetscape, and other improvements. The Kings Beach Commercial Core Improvement Project is a Placer County Public Works project representing a public investment in excess of $45 Million to revitalize the area through storm water treatment infrastructure, reconfiguring and rebuilding State Route 28, streetscape beautification, and adding 10-foot walkways, Class 2 bike lanes, and public bus shelters.

Kings Beach Commercial Corridor Improvements

9.0 CONCEPTUAL PROJECT DEVELOPMENT

The Kings Beach community and Placer County believe the size and location of the KBC and the project development of the site are of key importance to the revitalization and long term environmental and economic sustainability of Kings Beach. Future development of the KBC property should meet the mixed-use and redevelopment design concepts, and standards of the proposed Placer County Tahoe Basin Area Plan and community visioning.

<u>TRPA and Community Plans</u>
Land use in the Lake Tahoe Basin is regulated by both the Tahoe Regional Planning Agency (TRPA) and Placer County. TRPA is a bi-state environmental planning agency with the mission to restore Lake Tahoe's natural resources while helping to support sustainable communities. TRPA approved a 2012 Regional Plan Update, which focuses efforts to redevelop the Tahoe Basin Town Centers, including Kings Beach. The proposed Placer County Tahoe Basin Area Plan is an updated land use document intended to implement the TRPA Regional Plan by guiding growth, land development and natural resource management in Placer County's portion of the Lake Tahoe Basin for the next 20 years.

Land Use and Zoning

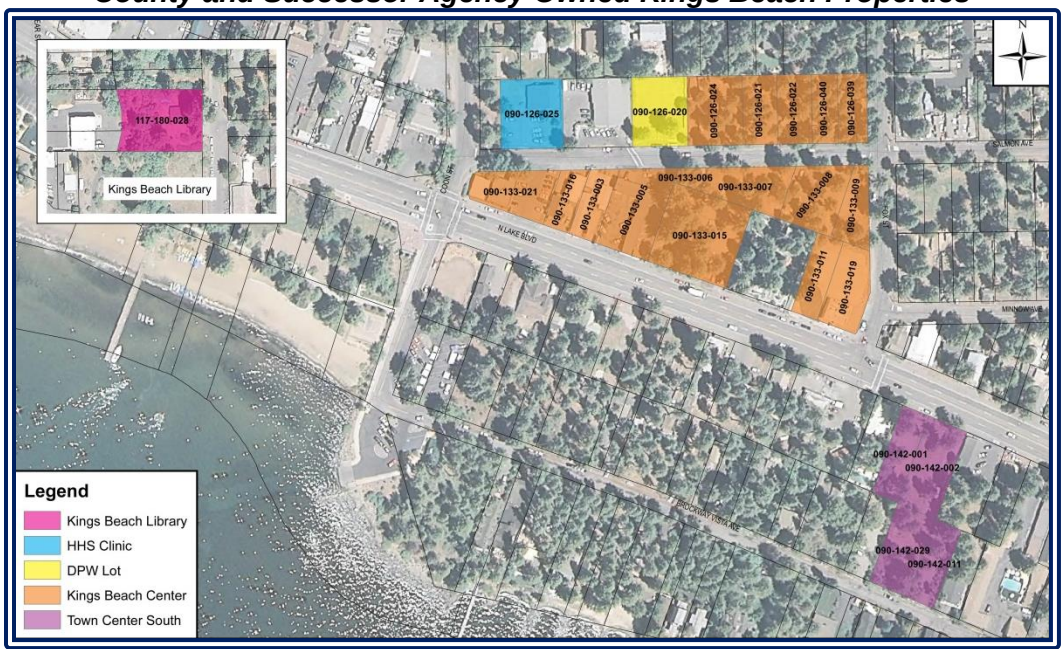
The KBC is currently located within the Kings Beach Community Plan in Special Area #1, Downtown Commercial. Land Use classification is residential, commercial, retail and services, which include tourist accommodation facilities (hotels, motels, bed and breakfast), eating and drinking establishments, food and beverage retail sales, general merchandise store, professional services, health care services, numerous public service uses, as well as other services. The Kings Beach Community Plan can be reviewed at: www.trpa.org/wp-content/uploads/Kings-Beach-Community-Plan.pdf.

Kings Beach Center Project Concept

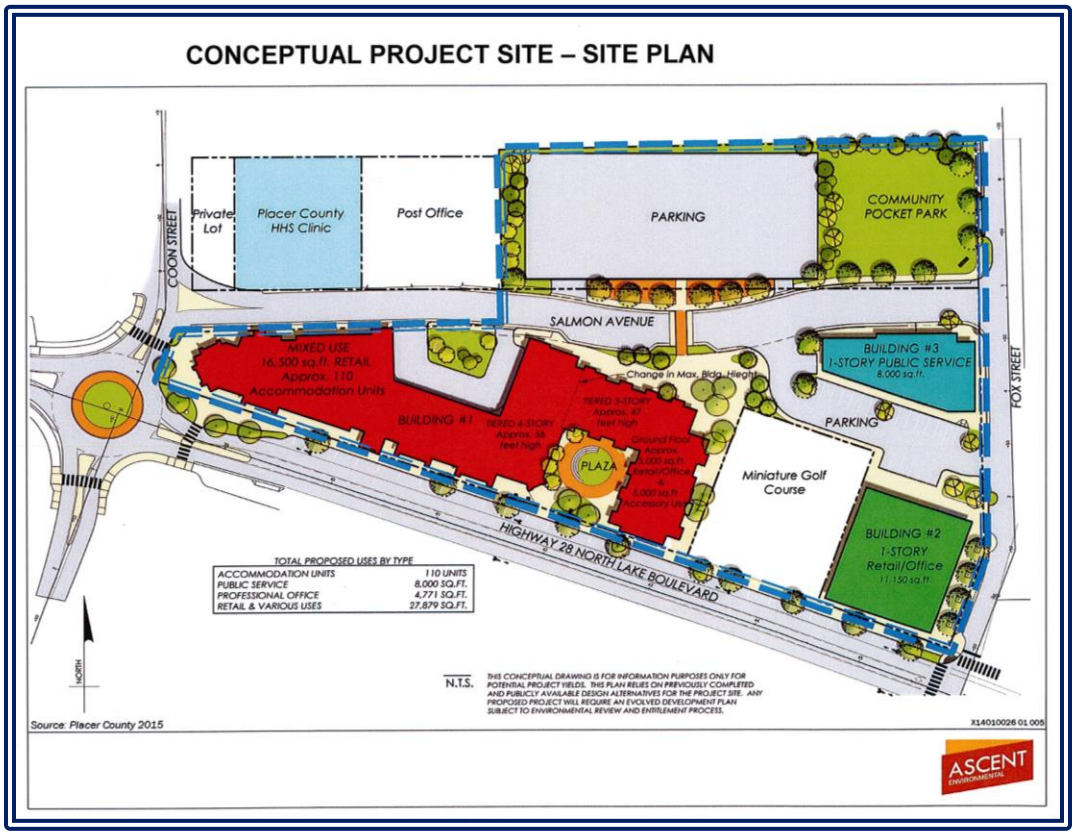
Acquiring and assembling approximately 3.5 acres of property in the heart of the Kings Beach Town Center presents a rare opportunity for a significant project. Studies, reports and community input over the last several years have described the need for new and redeveloped accommodations, as well as a planned mixed-use project that connects the business core with the beach and lake area, providing the community with a gathering area and a "sense of place".

Placer County and TRPA are preparing a joint Draft Environmental Impact Report (EIR)/Environmental Impact Statement (EIS) for the proposed Placer County Tahoe Basin Area Plan. The EIR/EIS will analyze impacts of the proposed Area Plan at a Program Level, and includes analysis of an intensified land use pattern within the Town Centers, consistent with the TRPA Regional Plan. The mixed-use, redevelopment design concept of the Kings Beach Center will be analyzed programmatically in the EIR/EIS. The Kings Beach Center design concept includes the 16 parcels of the KBC as well as an adjacent Placer County Department of Public Works and Facilities parking lot on Salmon Avenue (APN 090-126-020) that could be used for shared-use parking. An alternative design concept evaluation in the EIR/EIS could include other county-owned properties in the vicinity of the KBC. The additional properties include the Placer County Health and Human Services Clinic on Salmon Avenue, the Placer County Kings Beach Library on Secline Drive, and the Successor Agency Town Center South property on the lakeside of North Lake Boulevard.

County and Successor Agency Owned Kings Beach Properties



For the purposes of evaluation, the County included conceptual project site plan proposals that involve a combination of overnight accommodations and commercial uses on the KBC site. The project proposal also includes a civic use space, public plaza, community park, and parking. The County may consider entering into a lease or use agreement with the developer of the KBC to participate in the construction of a civic building or office space.



In order for a proposed project to proceed, the following examples of entitlements and/or processes may be required:

- Tentative subdivision map approval and/or minor boundary line adjustment
- Conditional use permit
- Design review
- Amendment to the Kings Beach Community Plan (currently being updated as part of the proposed Area Plan)
- County and Tahoe Regional Planning Agency (TRPA) certification of environmental documents
- Amendment to the TRPA Code of Ordinances (TRPA has approved the Regional Plan Update)
- Secure additional development rights – CFA, TAUs, etc. as necessary depending on the proposed development
- Participation in existing Benefit Assessment District
- Negotiate Development Agreement

Inquiries to Placer County Planning Department and the Tahoe Regional Planning Agency are recommended for further information and process explanation. For assistance in obtaining additional information from the public agencies overseeing or regulating the development of project in the Tahoe Basin, please contact Chris Perry, Special Projects Manager, Placer County Executive Office – Lake Tahoe at cperry@placer.ca.gov or 530-546-1945.

10.0 DISCLOSURES

Placer County Acquisition of Property

The Successor Agency acquired the 16 parcels of the KBC on September 17, 2014 as a result of the former private owner's default on four promissory notes purchased by the former Placer County Redevelopment Agency and held by the Successor Agency. The Long-Range Property Management Plan (LRPMP) specified that the KBC would ultimately be disposed of to allow future mixed-used development consistent with Kings Beach planning documents. The LRPMP provided for the transfer of the KBC from the Successor Agency to the County to facilitate the ultimate disposition and development. The County accepted conveyance of the KBC from the Successor Agency on December 31, 2014.

Regulatory Closure of Former Remediated Gasoline Service Station

A gasoline service station was formerly operated on APNs 090-133-011 and 090-133-019 at the northwest corner of the intersection of North Lake Boulevard and Fox Street. Underground gasoline storage tanks were excavated and removed from the site in 2007. Gasoline had impacted the soil and groundwater beneath the site. In 2007, 380 cubic yards of impacted soil were excavated and removed from the site, and 13,500 gallons of groundwater were pumped and treated. Assessment and remediation activities successfully removed petroleum hydrocarbons from the site. The Lahontan Regional Water Quality Control Board (Regional Board) is the lead regulatory agency overseeing the site. The Regional Board prepared a No Further Action Required letter dated August 18, 2008 confirming the completion of the site investigation and corrective action for the removed underground storage tanks and the former gasoline service station, which can be downloaded and reviewed at the State of California Water Resources Control Board's GeoTracker website: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606182989.

Kings Beach Benefit Assessment District No. 1 Annual Assessment

Kings Beach Benefit Assessment District No. 1 (District) was established for owners of benefiting parcels to pay the estimated costs of the maintenance, service and snow removal for the District's sidewalk improvements. Real properties within the boundaries of District No. 1 are assessed in proportion to the benefit received. The KBC is comprised of benefiting parcels within the boundaries of the District, and the owner of the parcels is assessed annually. The Kings Beach Benefit Assessment District No. 1 Engineer's Report dated October 23, 2012 presents details of the District and method for assessing benefiting parcels, and is available at: www.placer.ca.gov/~/media/dpw/projects/documents/kbengrep101612.pdf?la=en.

Existing Structures and Future Demolition

Existing structures may contain standard building materials used at the time of construction. The future owner/developer will be responsible for the security, maintenance and operation of the structures, and ultimately the assessment and demolition of the structures per TRPA and County requirements as well as appropriate environmental practices and regulations.

Americans with Disabilities Act and Building Codes
The future owner/developer will be responsible for evaluating and complying with the requirements of Americans with Disabilities Act (ADA) and applicable building codes for future remodeling or use of the property's facilities and structures. Site development and construction are also regulated by TRPA and County, state, and federal laws.

11.0 SUBMITTAL OVERVIEW AND CONTENT

At minimum, responses to this RFI should include the information described in this section. Please provide the information in the specified order to facilitate the County's review of your response.

Each submittal should be bound or contained in loose leaf binders. Document pages shall be 8-1/2 inches by 11 inches in size or folded to such a size. It is preferred that responses include section dividers, tabbed and titled per the below sections.

11.1 **Letter of Introduction** – Include a brief summary of the respondent's basic qualifications, experience, past projects of similar nature and size, experience in the Lake Tahoe Basin and with TRPA, and reason for interest in this opportunity.

11.2 **Signature Requirements**: The Letter of Introduction must be signed by an officer empowered by the respondent to sign such material and thereby commit the responding party to the obligations contained in the RFI response. Further, the signing and submission of a response shall indicate the intention of the proposer to adhere to the provisions described in this RFI and a commitment to enter a binding contract.

- Information submitted on behalf of a Partnership shall be signed in the firm name by a partner or the Attorney-In-Fact. If signed by the Attorney-In-Fact, there shall be attached to the proposal a Power-Of-Attorney evidencing authority to sign proposals, dated the same date as the proposal and executed by all partners of the firm.
- Information submitted on behalf of a Corporation shall have the correct corporate name thereon and the actual signature of the authorized officer of the corporation written (not typed) below the corporate name. The title of the office held by the person signing for the corporation shall appear below the signature of the officer.
- Information submitted by an Individual doing business under a firm name ("dba") shall be signed in the name of the individual doing business under the proper firm name and style.

11.3 **Team Members** – Identify members of the development team and provide a brief description of each team member's role, including the following:

a. Designation of lead contact for the development team.
b. Principals of the development team.
c. Resumes of key team members.
d. A description of team member's proposed role and relevant experience with projects of similar nature and size, and each member's experience and familiarity with development in the Lake Tahoe Basin and working with TRPA and Placer County.

11.4 **Relevant Project Experience** – Provide a summary of current and previous experience of the team with regard to projects comparable both in size and uses. As appropriate, this information should include a project description, photographs or site plans if available, land uses, dates completed, developer role, cost/value, financing sources, and duration of development process. Additionally, identify similar completed projects in northern California or northern Nevada that can be visited, and provide a name and contact information.

11.5 **Project Approach** – Provide a general summary of the team's project vision and approach, and anticipated timing related to planning, design, approvals, financing, phasing, development, construction and operation. Provide examples of processes employed for other projects as they relate to mixed-used projects in a similar environment. The County may consider a variety of conveyance structures for the property such as a fee simple sale, an installment sale, and/or a long-term ground lease. The vision should contain a narrative summary describing the project concept, type of construction, potential uses and benefit to Kings Beach.

11.6 **Financial Reference** – Provide a summary of the potential developer/development entity's capability to source the capital necessary to successfully fund and/or finance the proposed project concept. This information can be included in a separate envelope marked "Confidential Financial Information." Additionally, provide a description of the anticipated financing structure to be employed to finance the proposed project. Provide specific examples to support proof of the ability to fund a project on this site.

11.7 **References** – Provide an accurate list of no less than three financial/lending references (name, title, entity, telephone number and contractual relationship to respondent) that may be contacted with respect to current and past project experience.

11.8 **Litigation History with Public Agencies** – Provide information regarding any litigation with public agencies or bankruptcy for any individual or collective member of the development team within the past 10 years.

12.0 SUBMITTAL INSTRUCTIONS

12.1 Responses shall be submitted not later than the time and date indicated on the cover page of this RFI. All responses shall be submitted in a sealed envelope or container and clearly marked with the RFI number and title on the outside of the package.

12.2 Responses must be submitted ONLY to:

Placer County Department of Administrative Services
Procurement Services Division
2964 Richardson Drive
Auburn, CA 95603-2640

12.3 The County of Placer shall not be responsible for responses delivered to a person or location other than that specified herein, and may be disregarded by the County.

12.4 Faxed and/or emailed responses shall not be accepted.

12.5 All responses and associated documents, whether selected or rejected, shall become the property of Placer County and will not be returned.

12.6 All costs associated with preparation and submittal of responses shall be borne by the offeror.

13.0 EVALUATION CRITERIA

The following criteria will be used as the basis for evaluating the RFI responses:

- Respondent's vision for the property and proposed project summary, consistent with the community vision, TRPA Regional Plan, and draft Placer County Tahoe Basin Area Plan. The response should address improved economic and environmental sustainability.
- Respondent's applicable experience and expertise as well as alignment with the County's and Kings Beach community's goals regarding the revitalization and redevelopment of the Kings Beach Town Center. Environmental impacts can be evaluated by improvements to lake clarity and air quality, the presence of walkable and pedestrian friendly business downtown, and preservation of sensitive (SEZ) land. Economic impacts can be measured by job retention and creation, public revenue growth, and public infrastructure improvements.
- Respondent's experience in formulating and implementing successful commercial or mixed-use projects of similar scope and character.
- Respondent's demonstrated ability to implement projects in the Tahoe Basin and understand TRPA codes and requirements, and community plans and permitting.
- Respondent's track record, experience and financial capacity to start and complete projects and uses similar to the KBC.
- Respondent's demonstrated ability to structure development and financial transactions to access capital for the proposed project development.
- Experience of key project team members with similar projects.

14.0 PUBLIC RECORD

All materials submitted during the RFI process will become public record, as prescribed by the State of California Public Records Act (Govt. Code 6250, et seq).