

PLACER COUNTY
REDEVELOPMENT AGENCY
MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Rich Colwell, Chief Assistant CEO-Redevelopment Director *RE Colwell*
Rae James, Deputy Director
DATE: April 3, 2007
SUBJECT: Adopt a Resolution With Specific Findings Required by Health and Safety Code Section 33445 for the Purchase of 8876-8784 North Lake Boulevard, Kings Beach in the Amount of \$850,000 Subject to Review by County Counsel.

ACTION REQUESTED

Adopt a resolution with specific findings required by Health and Safety Code Section 33445 for the purchase of 8776-8784 North Lake Boulevard, Kings Beach in the amount of \$850,000 subject to review by County Counsel.

BACKGROUND

In a separate item on this Agenda, the Redevelopment Agency (Agency) seeks approval to purchase the real property owned by NLB 8784 LLC, Eric Ronning, manager, located at 8776-8784 North Lake Boulevard, Kings Beach in the amount of \$850,000 plus related escrow costs.

In order to use tax increment proceeds to acquire land, California Redevelopment Law (Health and Safety Code Section 33445 et seq.) requires that the local legislative body consent to the acquisition by its redevelopment agency and make the following three findings:

- a) that the public improvements are of benefit to the Project Area or the immediate neighborhood of the Project Area;
- b) that no other reasonable means of financing such public improvements are available to the community; and
- c) that the Agency's contribution to the cost of the public improvement will assist in elimination of one or more blighting conditions in the Project Area.

Accordingly, the purchase of the subject property will eliminate blighting influences, and facilitate with the cleanup of a contaminated site. The public benefit of the project derives from removing impediments to infill development by cleaning up a contaminated site, removing or demolishing old and outdated structures, and facilitating new development opportunities. There are insufficient County funding sources to finance this project.

ENVIRONMENTAL STATUS

Property acquisition in furtherance of the North Lake Tahoe Project Area Redevelopment Plan is exempt from environmental review per California Environmental Quality Act guidelines, section 15180. In addition, the proposed action to acquire land does not commit to a definite course of action. The proposed action is not a federal undertaking pursuant to National Environmental Policy Act.

FISCAL IMPACT

There will be no impact to the County's General Fund. A revision to the Agency's FY 2007 Budget to include this acquisition is subject the Agency's Board approval of a separate item on this agenda.

RECOMMENDATION

Adopt a resolution with specific findings required by Health and Safety Code Section 33445 for the purchase of 8776-8784 North Lake Boulevard, Kings Beach in the amount of \$850,000 subject to review by County Counsel.

Attachment: Resolution

cc: Sabrina Thompson, Deputy County Counsel

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

In the matter of:

Adopt a resolution with specific findings required by Health and Safety Code Section 33445 for the purchase of 8776-8784 North Lake Boulevard, Kings Beach in the amount of \$850,000 subject to review by County Counsel.

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 April 3, 2007, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chair, Board of Supervisors

Clerk of said Board

WHEREAS, the Placer County Redevelopment Agency (Agency) has adopted the North Lake Tahoe Redevelopment Project Area (Project Area), the North Lake Tahoe Redevelopment Plan, and the North Lake Tahoe Implementation Plan (Project Area and Plans); and

WHEREAS, the Agency desires to allocate \$850,000 plus closing and associated costs of Project Area funds to acquire 8776-8784 North Lake Boulevard, Kings Beach (Project) located within the Project Area; and

WHEREAS, the Project will assist in the elimination of blight in that it removes impediments to infill development and cleans up environmental contamination. The Project is consistent with the goals and objectives of the Project Area and Plans which is to assist in the development of underdeveloped or poorly developed areas, which are underutilized or improperly utilized, and to address environmental concerns within the Project Area.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer to make the following findings:

Section 1. The acquisition of the Property is of benefit to the Project Area and to the immediate neighborhood of the Project.

Section 2. There are no other means of financing such property acquisition available to the community.

Section 3. The Agency's contribution of the cost of the property acquisition will assist in the elimination of one or more blighting conditions of the Project Area.