

# Infrastructure Reimbursement Agreement

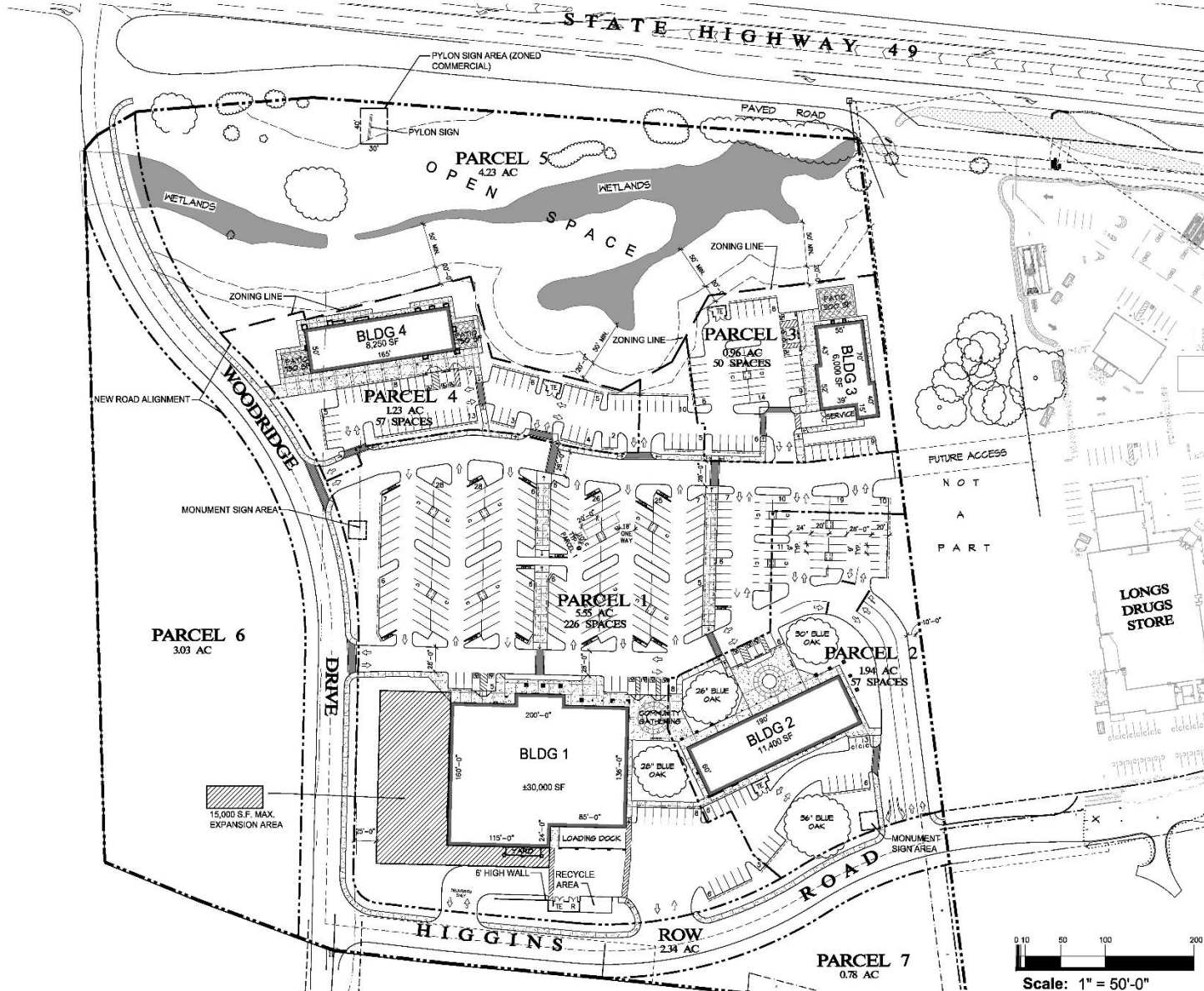
## Higgins Marketplace Project

Nevada County Community Development Agency

**Brian Foss**  
**Planning Director**

**Trisha Tillotson**  
**Director of Public Works**

# Higgins Marketplace



## PROJECT STATISTICS

BUILDING	USE	AREA	REQUIRED PKGS.	PROPOSED PKGS.
BLDG 1	RETAIL	30,000 SF	150	153
BLDG 1 (EXP)	RETAIL	15,000 SF	75	75
BLDG 2	RETAIL	11,400 SF	57	57
BLDG 3	RESTAURANT	6,000 SF	40	40
	PATIO	1,500 SF	10	10
BLDG 4	RETAIL	4,750 SF	24	24
	RESTAURANT	3,500 SF	23	23
	REST. PATIO	1,500 SF	10	10
<b>TOTAL</b>		<b>73,650 SF</b>	<b>389</b>	<b>392</b>

RETAIL PARKING	1 STALL / 200 SF
RESTAURANT PARKING	1 STALL / 160 SF
RESTAURANT PATIO PARKING	1 STALL / 160 SF

**Project:**  
**Higgins Marketplace  
 at Lake of the Pines**

State Hwy 49 & Woodridge Court  
 Nevada County, California

**Developer:**  
 Katz Kirkpatrick Properties  
 1731 E. Roseville Parkway, Suite 270  
 Roseville, CA 95661  
 916.780.9870 ph  
 916.780.8748 fx

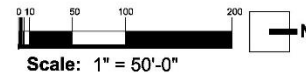
**SITE PLAN**  
 Preliminary

Job Number: 04911.00  
 Date: 05.22.16  
 Drawn By: RCJ/AK  
 Revised: 10.20.17

Sheet: **A.01**

**STAFFORD  
 KING  
 WIESE  
 ARCHITECTS**

822 20TH STREET  
 SACRAMENTO, CALIFORNIA 95811  
 916.550.9900  
 www.skwarck.com



# Higgins Marketplace

## Timeline

- 8/18/09 - EIR, General Plan Amendment & Rezone Applications approved by BOS
- 4/13/10 - Appeal hearings concluded and BOS approved project
- 1/7/14 - Lawsuit against the project resolved
- 1/7/21 - Project approvals will expire

# Higgins Marketplace

## Off-Site Improvements

Developer responsible for over \$1.4 M in improvements

- Improve Combie Road
- Install signal at Combie and Higgins Roads
- Install sewer line in Higgins and Combie Roads

# Combie Road Widening Project

- Utility relocations - summer 2018
- Widening of Combie and signal at Combie and Higgins Roads - late 2018
- Opportune time to install sewer lines
  - Cost savings
    - Pavement restoration
    - Mobilization
  - Minimize traffic delays

# Infrastructure Reimbursement Agreement

## Purpose

- Encourages and incentivizes developer to expeditiously complete project
- Ensures investment will result in economic opportunities

## Additional Benefits

- Provides ability for adjacent property owners to connect to sewer
- Will assist w/ operational and capital costs at the Lake of the Pines Wastewater Treatment Plant
- Additional shopping opportunities
- Jobs
- Sales and property taxes

# Infrastructure Reimbursement Agreement

## Summary

### County

- Install sewer
- Construct Combie Road improvements using Local Traffic Mitigation Fee (LTMF) funds

### Developer

- Pays LTMF
- Posts securities for their fair share of sewer and road improvements
- As buildings are constructed and occupied, receives “reimbursement” of their fair share of costs

# Recommendation

- Approve Resolution 18-\_\_\_\_\_ authorizing the execution of an Infrastructure Reimbursement Agreement with KKP-Lake of the Pines, LLC