

**KINGS BEACH GENERAL PLAN REVISION AND PUBLIC PIER REBUILD  
PROJECT FUNDING AUGMENTATION**

**Recommended Action:** Adopt Resolution 16-09-03 (Attachment 1) authorizing the California Tahoe Conservancy to: 1) accept \$69,575 in additional North Lake Tahoe Resort Association (NLTRA) grant funding; 2) spend \$69,575 for additional project planning and environmental analysis of a third project alternative for the Kings Beach General Plan Revision and Public Pier Rebuild Project; and 3) take all other steps, including amendments to existing project agreements.

**Location:** State lands in the vicinity of Kings Beach State Recreation Area, on the lakeside of State Route 89, west of Coon Street and east of the North Tahoe Event Center (Attachments 2 and 3), in Kings Beach, Placer County, California.

**Fiscal Summary:** \$69,575 from a 2016 NLTRA Capital Investment Program grant augmentation originating from Placer County Transient Occupancy Tax funds.

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**Overview**

**Description of Recommended Action**

Staff recommends the Board authorize receipt and expenditure of \$69,575 in additional NLTRA grant funds. The additional funds will be invested in development and evaluation of a third alternative in the planning and environmental process currently underway for the State Parks Kings Beach State Recreation Area (KBSRA) General Plan Revision and Public Pier Rebuild Project (GP/Pier Project). The third alternative includes consideration of a new pier location and related on-shore recreation features.

The GP/Pier Project will:

- revise the 1980 State Parks General Plan for KBSRA, including the Conservancy's 1.4-acre Kings Beach Recreation Enhancement Project area (Attachments 2 and 3);
- analyze a third public pier location alternative, including the related recreation area site plan driven by pier location;
- develop permit applications for the pier portion of the GP/Pier Project for consideration by the Tahoe Regional Planning Agency (TRPA); and
- prepare environmental documents to satisfy California Environmental Quality Act (CEQA) and TRPA requirements.

The plan revision will allow for the possibility of upgrading recreational facilities at this important State recreational facility. Rebuilding the pier will extend it to deeper water and assure it remains functional in lower water years. Such improvements further multiple recreation objectives; enhance recreational access to Lake Tahoe, increase interpretive outreach potential, enhance access to KBSRA and the surrounding community for boaters, meet access needs of persons with disabilities, and improve public health and safety on Lake Tahoe.

Conservancy staff will amend existing agreements with NLTRA and State Parks to increase the total GP/Pier Project cost and scope and authorize full expenditure of the funds available.

## **History**

The Conservancy initiated efforts to improve public access in the core area of Kings Beach in the 1980s. Between 1988 and 2015, the Conservancy invested approximately \$4.3 million on property acquisition, planning and implementation of the Kings Beach Recreation Enhancement Project, and conceptual pier rebuild designs and feasibility analyses.

Several recent planning and management initiatives have revived interest in rebuilding the pier and in making other recreation improvements at KBSRA. These include the 2012 TRPA Regional Plan Update, the subsequent Placer County (County) community visioning process, and implementation of the Kings Beach Commercial Core Improvement Project. In addition, in 2014, State Parks assumed day-to-day management responsibilities for KBSRA from the North Tahoe Public Utility District (NTPUD), and for managing the adjacent Conservancy parcel and other Conservancy-owned beaches on the North Shore. These changes have prompted State Parks and the

Conservancy to jointly launch a public process to rebuild the pier and update the General Plan for KBSRA.

In April 2015, the Conservancy Board authorized an interagency agreement transferring \$500,000 in Proposition 40 monies to State Parks and \$25,000 from NLTRA for environmental consultant services on the GP/Pier Project. After completing the scope of work with the consultant and finalizing the GP/Pier Project budget, State Parks allocated an additional \$442,666 to fully fund the \$967,646 needed for project planning and environmental analysis.

The initial scoping documents for the GP/Pier Project included two options: 1) replacing and extending the pier at its current location, and 2) constructing a new pier at the boat ramp at the east end of KBSRA. During the public comment period and scoping sessions, however, several community members and local businesses requested that we consider a third location adjacent to the North Lake Tahoe Event Center (Event Center).

### **Financing**

In July 2016, the NLTRA and County Board of Supervisors authorized an augmentation of \$69,575 to the 2014 NLTRA grant award to cover the additional costs associated with developing and evaluating three pier location alternatives and the related site plans. The total budget will increase to \$1,037,221. This new funding will support:

Environmental analysis of third alternative	\$47,000
Concept design for a third alternative by State Parks	\$3,500
Additional existing condition data (e.g., bathymetry, wind/wave analysis)	\$10,000
State Parks-Required Cost Recovery (15%)	\$9,075
<b>Total NLTRA Grant Funds</b>	<b>\$69,575</b>

## **Authority**

### **Consistency with the Conservancy's Enabling Legislation**

Implementation of this project is consistent with the Conservancy's enabling legislation (Government Code Title 7.42). Specifically, under section 66906.8 the Conservancy is authorized to hire private consultants or contractors to provide services necessary to achieve its purposes including providing recreational opportunities and under section 66907.9, the Conservancy is authorized to initiate, negotiate, and participate in agreements for the management of land under its ownership or control with local public agencies, state agencies, or partnerships. Additionally, section 66908 authorizes the Conservancy to receive reimbursements and other funds from public agencies.

### **Consistency with the Conservancy's Strategic Plan**

The recommended action is consistent with the Strategic Plan because it enables implementation of recreation Environmental Improvement Program (EIP) projects (Strategy II), specifically those that improve access to Lake Tahoe (Strategy IID).

### **Consistency with the Conservancy's Program Guidelines**

The recommended action is consistent with the Conservancy's Public Access and Recreation Program Guidelines. The GP/Pier Project will support increased and enhanced regionally significant public access and recreational opportunities by upgrading or expanding recreational opportunities at KBSRA. The pier element of the project also affords improved recreational opportunities by enhancing access to Lake Tahoe for beach users and by improving access to KBSRA for motorized and non-motorized watercraft.

### **Consistency with External Authorities**

The recommended action is consistent with the EIP because it provides the preliminary planning for implementation of EIP projects #04.01.01.0013 (Kings Beach Pier Reconstruction) and #04.01.01.0001 (Kings Beach Day Use Area Rehabilitation and Erosion Control Retrofitting). It also meets State and federal climate adaptation strategies as set forth in the Lake Tahoe Sustainable Communities Strategy section 3.1, Land Use and Transportation, by enriching mixed use town centers and encouraging walkable communities.

## **Compliance with the California Environmental Quality Act (CEQA)**

Pursuant to the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), certain classes of activities are statutorily exempt from CEQA or are exempt because they have been determined by the Secretary for Natural Resources to have no significant effect on the environment. Staff has evaluated this Project, and has found it to be exempt under CEQA. This Project qualifies for a statutory exemption under State CEQA Guidelines section 15262 (Feasibility and Planning Studies). A Notice of Exemption (NOE) has been prepared for the Project (Attachment 4). If the Board approves the acceptance of the grant and expenditure of funds, staff will file the NOE with the State Clearinghouse pursuant to State CEQA Guidelines, section 15062.

### **List of Attachments:**

Attachment 1 – Resolution 16-09-03

Attachment 2 – Project Site Map

Attachment 3 – Existing Conditions Site Analysis Map

Attachment 4 – Notice of Exemption

### **Conservancy Staff Contact:**

Sue Rae Irelan

[suerae.irelan@tahoe.ca.gov](mailto:suerae.irelan@tahoe.ca.gov)

**ATTACHMENT 1**

California Tahoe Conservancy  
Resolution  
16-09-03  
Adopted: September 15, 2016

**KINGS BEACH GENERAL PLAN REVISION AND PUBLIC PIER REBUILD  
PROJECT FUNDING AUGMENTATION**

Staff recommends the California Tahoe Conservancy adopt the following resolution pursuant to Government Code sections 66906.8, 66907.9 and 66908:

"The California Tahoe Conservancy hereby authorizes staff to: 1) accept \$69,575 in additional North Lake Tahoe Resort Association grant funding; 2) spend \$69,575 for additional project planning and environmental analysis of a third project alternative for the Kings Beach General Plan Revision and Public Pier Rebuild Project (GP/Pier Project); and 3) take all other steps, including amendments to existing GB/Pier Project agreements."

I hereby certify that the foregoing is a true and correct copy of the resolution duly and regularly adopted by the California Tahoe Conservancy at a meeting thereof held on the 15<sup>th</sup> day of September 2016.

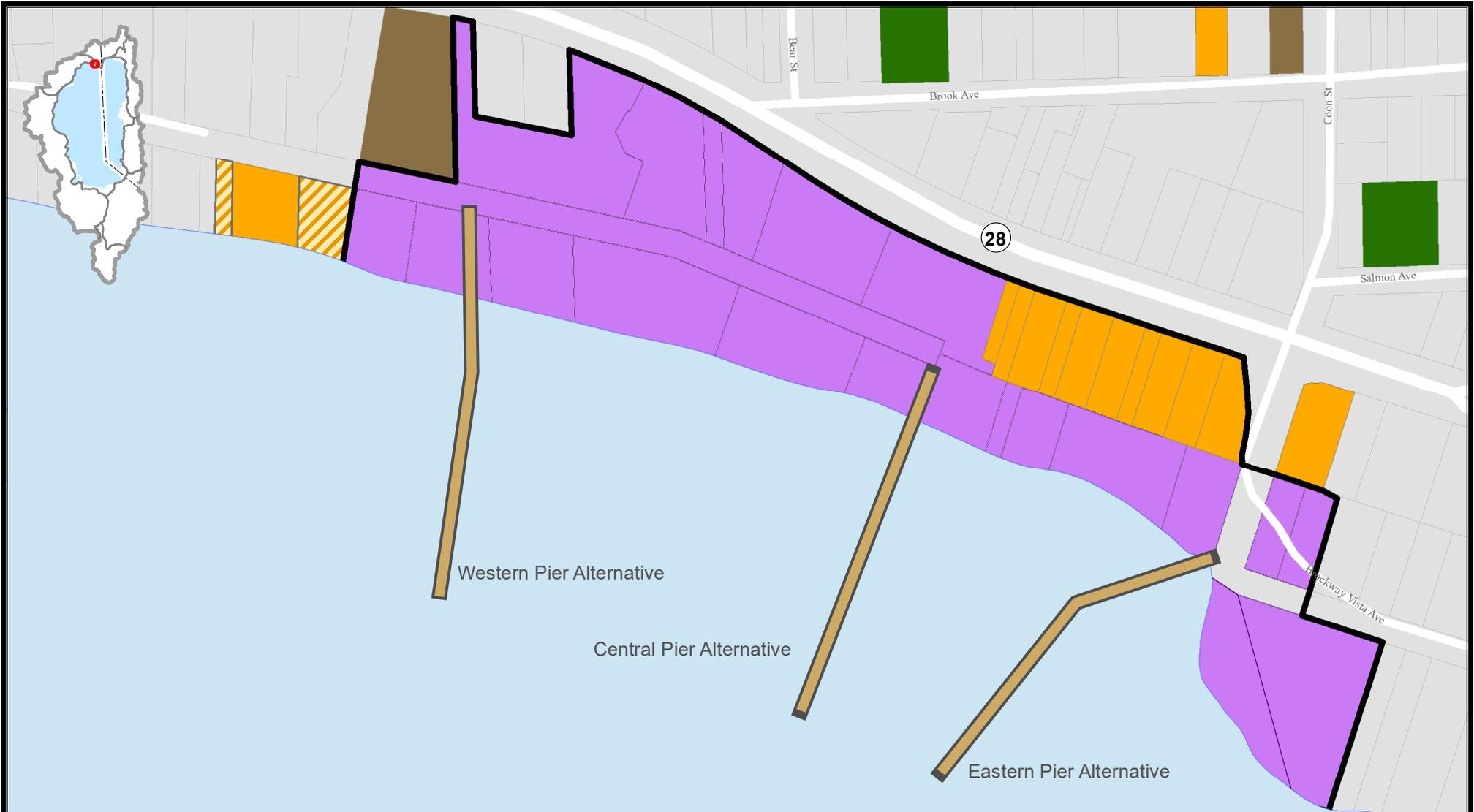
In WITNESS THEREOF, I have hereunto set my hand this 15<sup>th</sup> day of September 2016.

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Patrick Wright  
Executive Director

# ATTACHMENT 2 Project Site

## Kings Beach General Plan Revision and Public Pier Rebuild Project Funding Augmentation



**Proposed Items**

General Plan Revision Study Area

**Supporting Features**

Public Access Easement

**Ownership**

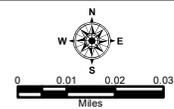
California Tahoe Conservancy

California Dept of Parks & Recreation

North Tahoe Public Utility District

Placer County

Private



Sources:  
TRPA, CTC

**California  
Tahoe Conservancy**

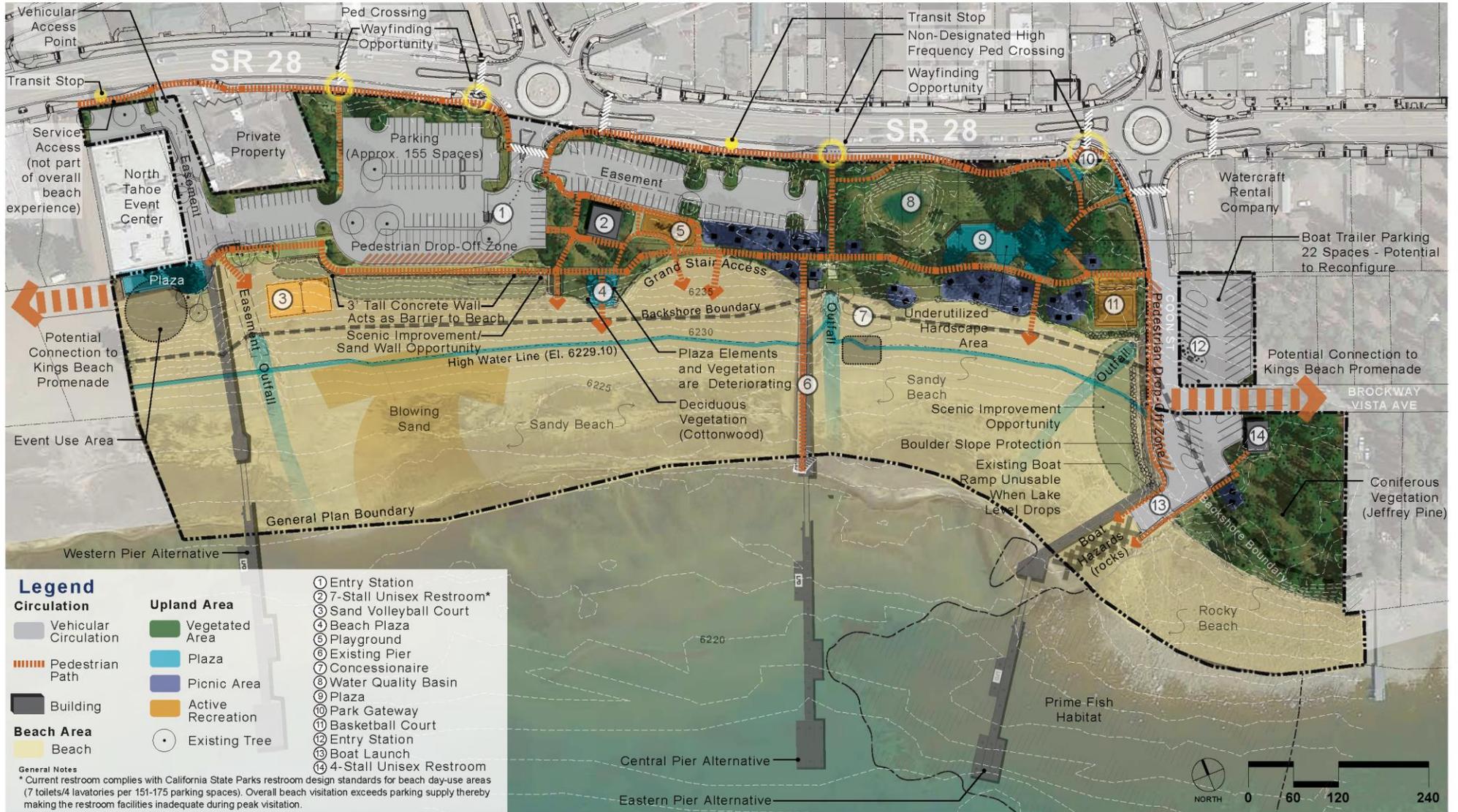


**September 2016**  
\*Map for reference purposes only.

# ATTACHMENT 3

## Kings Beach General Plan Revision and Public Pier Rebuild Project Funding Augmentation

### SITE ANALYSIS OF EXISTING CONDITIONS



**ATTACHMENT 4**

**NOTICE OF EXEMPTION**

TO: Office of Planning and Research  
1400 10th Street, Room 121  
Sacramento, CA. 95814

FROM: California Tahoe Conservancy  
1061 Third Street  
South Lake Tahoe, CA. 96150

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***Project Title:***

Kings Beach General Plan Revision and Public Pier Project (Project Funding Augmentation)

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***Project Location – Specific:***

11.8 acres of State owned land encompassing 35 assessor parcels on the lakeside of State Route 28, east of the North Tahoe Event Center and west of Coon Street in Kings Beach, CA. (Exhibit 1)

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***Project Location – City:***

Kings Beach, CA

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***Project Location – County:***

Placer

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***Description of Nature, Purpose, and Beneficiaries of Project:***

Authorization to receive and expend additional monies for preparation of environmental documentation, revision of the Kings Beach State Recreation Area General Plan, and preliminary planning for a rebuilt public pier. Additional funds will allow consideration of a third pier location alternative on public recreational lands of statewide significance at Lake Tahoe.

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***Name of Public Agency Approving Project:***

California Tahoe Conservancy (Conservancy meeting of 9/15/2016) (Agenda Item 7.b)

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***Name of Person or Agency Carrying Out Project:***

California Tahoe Conservancy

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***Exempt Status:***

- Ministerial (§ 21080 (b)(1); § 15268)
- Declared Emergency (§ 21080 (b)(3); § 15269 (a))
- Emergency Project (§ 21080 (b)(4); § 15269 (b)(c))
- Categorical Exemption.
- Statutory Exemption (§ 15262)

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***Reasons Why Project is Exempt:***

The Project funds a planning study intended to prepare alternative design concepts and environmental analysis for a project. (Section 15262)

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***Contact Person:***

Sue Rae Irelan

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***Telephone Number:***

(530) 525-9137

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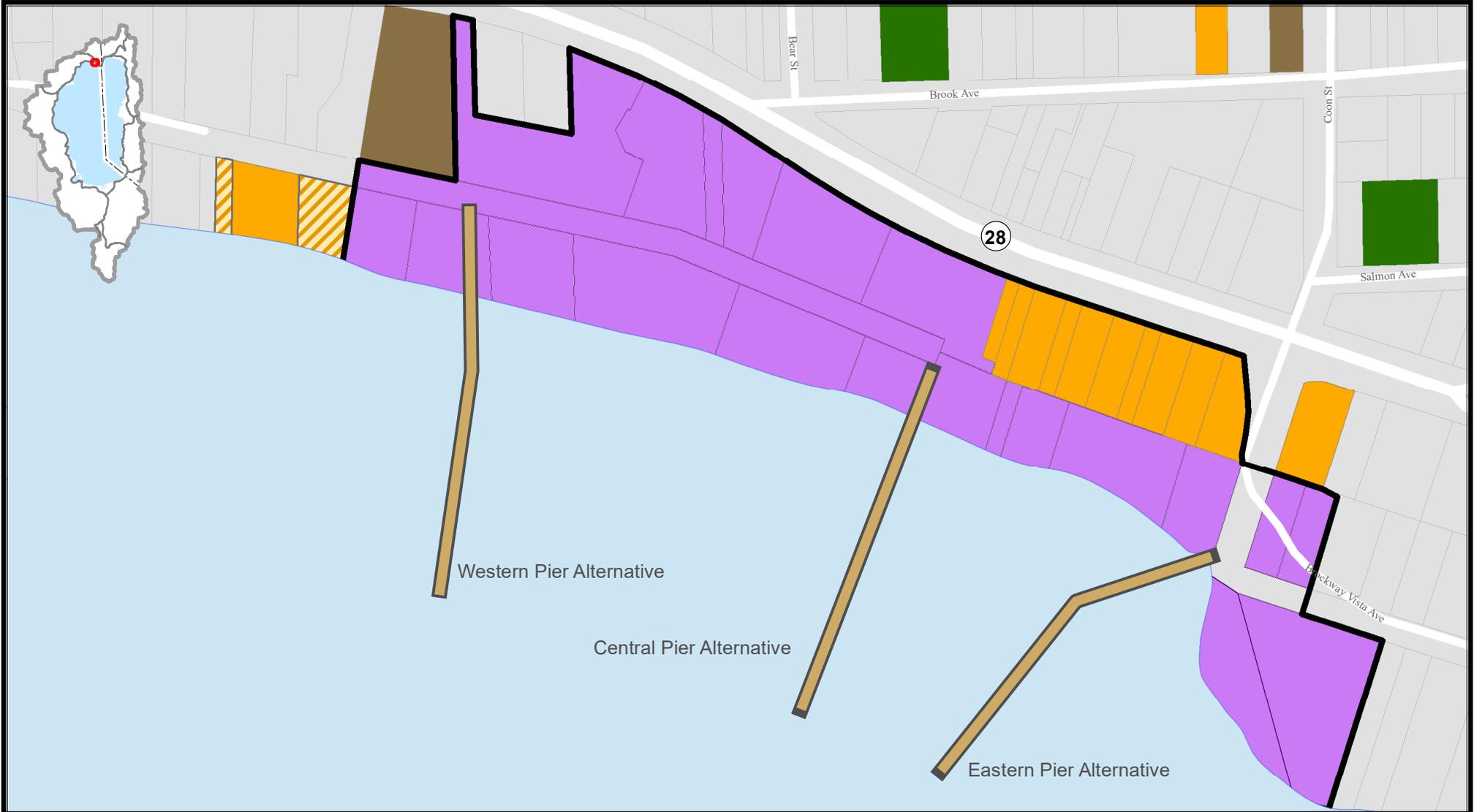
***Date Received for Filing:***

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Patrick Wright  
Executive Director

# EXHIBIT 1 Project Site

## Kings Beach General Plan Revision and Public Pier Rebuild Project Funding Augmentation



### Proposed Items

General Plan Revision Study Area

### Supporting Features

Public Access Easement

### Ownership

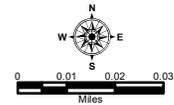
California Tahoe Conservancy

California Dept of Parks & Recreation

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Placer County

Private



Sources:  
TRPA, CTC

California  
Tahoe Conservancy



September 2016  
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