

GRIFF CREEK CORRIDOR AND PUBLIC ACCESS PROJECT

Recommended Action: Adopt Resolution 16-12-06 (Attachment 1) authorizing a Proposition 1 acquisition grant of up to \$1,200,000 to Placer County for the Griff Creek Corridor and Public Access Project (Project).

Location: The Project is located at the northeast corner of the intersection of State Routes 28 and 267 in Kings Beach, California, Placer County Assessor's Parcel Numbers 117-180-059 and 117-180-062 (Attachment 2).

Fiscal Summary: Staff recommends up to \$1,200,000 in Proposition 1 funding for award at this time.

Overview

Description of Recommended Action

Staff recommends the Board authorize a Proposition 1 acquisition grant to Placer County (County) for acquisition of Assessor's Parcel Numbers 117-180-059 and 117-180-062 (Property) and site stabilization of the Property. The Property, located immediately adjacent to Griff Creek, contains an approximately 4,300 square foot automotive shop, associated accessory structures, and approximately 11,000 square feet of pavement.

The recommended grant also includes funding for tenant relocation, removal of all structures and impervious areas, remediation of any contaminated soils if encountered, and stabilization of the site. Site stabilization will consist of minor grading to maximize on-site infiltration, installation of Best Management Practices to enhance soil moisture retention and revegetate bare soil area, and boulders and/or fencing along the perimeters of the property to protect the site from vehicle encroachment.

This Project will improve the environmental resources, aesthetics, public access, and tourism experience for the Kings Beach community by removing the existing aged development.

Staff intends to enter into a Proposition 1 acquisition grant agreement with the County in early 2017. The grant agreement requires the County to maintain the Property consistent with the Bond Act. A provision in the agreement will provide for the return or reservation of commodities such as land coverage or commercial floor area rights for Conservancy Lank Bank purposes.

History

Over the last six years, the County began an effort to revitalize the Kings Beach community through implementation of the Kings Beach Commercial Core (CCIP) and Watershed Improvement (WIP) projects. The CCIP was completed in 2016 and installed streetscape and community improvements, a highway lane reduction, Class II bikeways, drainage infrastructure, and improved transit facilities and shelters. The first phase of the WIP was completed in 2010. The WIP focuses on bypassing “clean” runoff from the undeveloped forest above the urbanized areas of Kings Beach and constructing water quality improvements for the urban storm water runoff. The Board previously authorized \$600,000 to plan the CCIP and a total of \$1,123,000 for the WIP. Total costs for these two revitalization projects are estimated at \$80 million.

Located immediately adjacent to these projects at the western gateway to the Kings Beach community, the proposed Project will complement the CCIP and WIP by significantly improving the Griff Creek corridor and public access to it. Visitors and residents will be welcomed into the community by vegetated open space and creek vistas rather than the existing automotive repair facilities and associated parking lots.

The County wishes to acquire these parcels because of their key strategic location in relation to the gateway to Kings Beach, Griff Creek, and the WIP and CCIP projects. The owner has indicated a willingness to sell, so the County anticipates that the acquisition, demolition, and site stabilization will be completed by December 2018.

Financing

In fall of 2015, the County applied for Project funding from the Conservancy’s competitive Proposition 1 grant program. An External Review Team (External Team) individually scored the Proposition 1 applications based on the evaluation criteria in the Conservancy’s Proposition 1 Guidelines. These criteria included project benefits/State priorities, readiness/feasibility, leveraged funding, innovation and science, organizational capacity, and public and stakeholder support. Conservancy staff compiled the External Team’s individual scores, and the External Team met on January

15, 2016 to discuss the scoring and develop funding recommendations. The External Team recommended the Project for funding.

In March of 2016, the Board authorized seven Proposition 1 grants for high priority planning, acquisition, and implementation efforts. At that time, staff notified the Board that three additional projects, including this Project, ranked highly but were not ready for Board review or approval because they had not completed the required environmental review under the California Environmental Quality Act (CEQA) or provided other supplemental information. The County completed the CEQA process on December 6, 2016.

The County also secured Project funding from the North Lake Tahoe Resort Association, reducing their grant request from the Conservancy by \$120,000.

Proposed Grant Budget

Staff recommends the grant budget as shown below. The budget may be adjusted between line items, but total expenditures under this grant will not exceed \$1,200,000.

Activity	Amount
Appraisals	\$10,000
Acquisition costs	\$990,000
Demolition and site stabilization	\$60,000
Tenant relocation	\$70,000
Title policies and insurance	\$7,000
Staff costs	\$42,540
Contingency	\$20,460
Total	\$1,200,000

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, section 66907.7 authorizes the Conservancy to award grants to local public agencies for purposes consistent with its mission of protecting the natural environment.

Consistency with the Conservancy's Strategic Plan

The recommended action is consistent with the Strategic Plan because it would invest in a high priority conservation and recreation Environmental Improvement Program (EIP) project (Strategy II).

Consistency with the Conservancy's Program Guidelines

The recommended action is consistent with the Conservancy's Proposition 1 Grant Guidelines. The Project provides multiple benefits, meets State and regional priorities, and is consistent with the External Team's recommendations.

Consistency with External Authorities

The recommended action is consistent with the EIP because it supports implementation of EIP project # 01.02.02.0014. The recommended action is also consistent with the Kings Beach Vision Plan, completed in September 2013, which seeks to "restore and enhance the unique natural and human environment while protecting Lake Tahoe's famed water quality, protecting public health, sustaining healthy ecosystems and supporting a vibrant economy for a diverse and friendly community centered on recreation and tourism."

Compliance with the California Environmental Quality Act (CEQA)

The County, acting as the lead agency, prepared an Initial Study (IS) and Negative Declaration (ND) for the Project to comply with CEQA. The County adopted the ND on December 6, 2016 and filed a Notice of Determination (NOD) with the State Clearinghouse. A copy of the IS and ND will be provided to the Board via email and is available for public review at the Conservancy office, 1061 Third Street, South Lake Tahoe, CA 96150 (Attachment 3).

As a responsible agency, the Conservancy must consider the ND prepared by the County and reach its own conclusions on whether and how to approve the Project. Staff has reviewed the ND and believes that the Project has been adequately analyzed in this document. Staff has determined that the Project would not cause a significant effect on the environment.

Staff recommends the Board review and consider the ND adopted by the County as lead agency, together with any comments received during the public review process; certify that it has independently considered and reached its own conclusions regarding

the potential environmental effects of the Project; make the findings as set forth in the attached resolution; and authorize the Project. If the Board considers and concurs with the ND and authorizes the funding, staff will file a NOD with the State Clearinghouse pursuant to CEQA guidelines, section 15096. Attachment 4 contains the Conservancy's proposed NOD.

List of Attachments:

Attachment 1 – Resolution 16-12-06

Attachment 2 – Project location map

Attachment 3 – Placer County Negative Declaration

Attachment 4 – Conservancy Notice of Determination

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