

## **KINGS BEACH GENERAL PLAN REVISION AND PUBLIC PIER PROJECT FUNDING AUTHORIZATION**

**Summary:** Staff recommends authorization to expend \$525,000 for the purpose of planning and environmental documentation for a General Plan Revision at the Kings Beach State Recreation Area and environmental analysis and preliminary planning for a reconstructed Kings Beach Public Pier and authorization to accept \$25,000 from the North Lake Tahoe Resort Association.

**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 Kings Beach Event Center (Attachments 1 and 2), in Kings Beach, Placer County, California.

**Fiscal Summary:** \$500,000 in Proposition 40 funds and \$25,000 in Transient Occupancy Tax funds from a 2014 North Lake Tahoe Resort Association Capital Investment Program grant award. Staff will process receipt of Transient Occupancy Tax funding through the Tahoe Conservancy Fund.

**Recommended Action:** Adopt Resolution 15-04-05 (Attachment 3)

---

### **Background**

Public interest in reconstruction of the pier at Kings Beach State Recreation Area (KBSRA) began soon after the California Department of Parks and Recreation (DPR) acquisition in 1977 and adoption of the General Plan (GP) in 1980. Planning efforts resulting in the 1987 Tahoe Regional Planning Agency (TRPA) Regional Plan and Kings Beach Community Plan included a functional pier at KBSRA as a recommended recreation and transportation project. The Conservancy first engaged on the issue in the 1990s during the public planning process for the Kings Beach Recreation Enhancement Project. Members of the public identified inadequacies of the existing pier due to the shallow bathymetry which limits recreational or boating use during low water years.

In 2001-03, the Conservancy completed a feasibility analysis that examined the potential of reconstructing the existing public pier. The analysis examined extending the pier to reach navigable waters during normal low water conditions, creating an improved “over the water” experience for recreational users, and meeting Americans with Disabilities Act requirements. That process resulted in development of a conceptual pier design with fixed and floating pier elements, between 500-600 feet long, and located approximately 40 feet east of the existing pier. The analysis determined such a pier is feasible.

Although the project did not move forward at that time, recent factors have combined to reinvigorate it. First, renewed public interest in creating a functional pier surfaced following TRPA’s adoption of the 2012 Regional Plan Update and the subsequent Placer County community visioning process designed to implement it. Community visioning identified an alternate location that had not been considered previously. Secondly, substantial public infrastructure investment in Kings Beach is now underway following a broad commitment to meet the changing economic, recreational, and water quality needs in the Tahoe Region’s core commercial districts. Improvements to the existing Kings Beach Pier would enhance that investment. Lastly, during 2014 DPR began direct management of KBSRA following years of contracting management to the North Tahoe Public Utility District (NTPUD). DPR also entered into a new partnership with the Conservancy for planning, project development, and management of State lands along North Shore.

In July 2014, the Board approved Planning Authority for recreation-related feasibility analyses. To address renewed pier interest, staff encumbered \$65,000 of that authority to initiate work on an updated feasibility study. This work will conclude in 2015 and will update previous site information, develop base data for the new pier location identified through the community visioning process, refine the preliminary pier plans developed in 2003 to reflect current needs, and re-evaluate the feasibility. The resulting existing condition data and preliminary pier design alternatives will contribute information to the planning activities proposed in this recommendation.

In September 2014, the Conservancy applied for and was ultimately awarded \$25,000 in funding from North Lake Tahoe Resort Association’s (NLTRA) Capital Investment Funding program. NLTRA awarded these funds, part of Placer County’s Transient Occupancy Tax (TOT) revenue, to support preliminary planning and environmental analysis for reconstruction of the Kings Beach Public Pier.

## **Project Description**

The funding authorization for the Kings Beach General Plan (KBGP) Revision and Public Pier Reconstruction Project (Project) involves developing and evaluating alternatives for two elements (Attachment 2). The authorization will fund the development of a KBGP Revision, preliminary project development for pier reconstruction, and a joint programmatic Environmental Impact Report (EIR) and Project EIR/TRPA EIS examining both priorities.

### **General Plan Revision**

The first element will develop and consider the environmental effects of a revision to the 1980 KBGP. The process will develop alternatives that meet current DPR GP standards, recognize and evaluate needs related to the substantially changing community, and bring adjacent State property that falls outside of the existing GP boundaries into the comprehensive planning effort. Specifically, a GP revision will consider potential conditions on parcels owned by DPR (6.8 acres), parcels associated with the Coon Street Boat Ramp now incorporated into DPR with its 2014 consolidation of the Department of Boating and Waterways (3.6 acres), and the Conservancy parcels associated with the Kings Beach Recreation Enhancement Project (1.4 acres). A programmatic EIR will evaluate the environmental effects of the GP and involve substantial opportunities for public agency and general public input. This comprehensive effort creates the management and capital improvement guidance necessary for State land management efficiency. It will also address emerging community issues and provide the planning basis for consideration of pier location alternatives.

### **Public Pier Reconstruction**

The authorization will also fund work necessary to complete preliminary plan alternatives (including the detailed project description necessary for environmental analysis), provide public agency and general public input opportunities, and consider the potential environmental impacts of reconstructed public pier alternatives.

A functional pier at KBSRA will meet multiple objectives. It would 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 promote public health and safety on Lake Tahoe.

### **Project Budget**

The Project will be funded by two sources, including \$500,000 from Proposition 40 and a \$25,000 TOT funding award from the NLTRA Capital Investment Program. Placer County approved use of TOT funds on October 21, 2014 to support preliminary planning and environmental analysis for pier redevelopment at KBSRA. Staff will process receipt of the NLTRA funds through the Tahoe Conservancy Fund.

The Project budget is summarized as follows:

<b>Activity</b>	<b>Budget</b>
General Plan Revision	\$225,000
Pier Reconstruction Project Development	\$75,000
Programmatic EIR/ Project EIR/TRPA EIS	\$225,000
<b>TOTAL</b>	<b>\$ 525,000</b>

### **Project Schedule**

The Project will begin in June, 2015 and will be completed in September, 2017 as follows:

<b>General Plan Revision Process</b>	
Draft Plan Development	June 2015 – Dec. 2016
Final Plan Development	Jan. 2017 – Sept. 2017
<b>Pier Reconstruction Project Development</b>	June 2015 – Sept. 2017
<b>Programmatic EIR/Project EIR and TRPA EIS Process</b>	
NOP	June 2015 – Oct. 2015
Draft/Final EIR/EIS	May 2016 – Aug. 2017

### **Project Implementation**

The Conservancy will transfer funds to DPR for the Project. The budget and schedule may be adjusted, but total expenditures under this grant will not exceed \$525,000.

### **Project Evaluation**

The authorization will provide funding for planning and environmental analysis for recreation enhancements of State owned and managed lands in Kings Beach. The Project meets the Conservancy's Public Access and Recreation Program Guidelines, first adopted on December 19, 1986 and modified on May 29, 2009.

The Project will support increased and enhanced regionally significant public access and recreational opportunities by upgrading or expanding recreational opportunities at KBSRA through a GP Revision. 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 nonmotorized watercraft.

The Conservancy and State Parks will evaluate alternative plans for a reconstructed functional pier for a wide range of access and diverse lake level conditions. The current pier design does not serve either recreational beach users or boaters for sustained periods of time. According to USGS lake level data, the elevation of Lake Tahoe has been too low for the pier to serve beach users three and a half years of the last eight and too low to serve boaters for six of the last eight years (data queried between 2007 and 2015 at [http://waterdata.usgs.gov/usa/nwis/uv?site\\_no=10337000](http://waterdata.usgs.gov/usa/nwis/uv?site_no=10337000) ).

The Project also offers a cost-effective way to meet the needs and expectations of current and potential recreation users. Because of the high cost of lakefront property, few new lake access points are likely to become available in the future. Redevelopment at existing sites, therefore, offers the best opportunity for meeting growing recreation needs.

The Project is a priority in several ongoing planning efforts, including the Environmental Improvement Program (EIP), the TRPA Regional Plan Update, Kings Beach Community Plan, and the North Lake Tahoe Tourism and Community Investment Master Plan. As identified above, the recent Placer County community visioning process included an expanded pier and the NLTRA approved \$25,000 to support early project development activities.

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

This authorization is consistent with the Conservancy's enabling legislation. Specifically, Government Code section 66906.8 authorizes the Conservancy to work with independent contractors and consultants provide services necessary to achieve the purposes of the Conservancy, including providing public access and recreational facilities at Lake Tahoe. Additionally, Government Code section 66908 authorizes the Conservancy to receive reimbursements and other funds from other public agencies.

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

Pursuant to State CEQA Guidelines (Cal. Code Regs., title 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 Resources to have no significant effect on the environment. Staff evaluated this feasibility and planning project, and found it to be exempt under CEQA. This project qualifies for a statutory exemption under section 15262 (feasibility and planning studies). A Notice of Exemption (NOE) has been drafted for the project (Attachment 4). If the Board approves the grant funding, staff will file the Notice of Exemption (NOE) with the State Clearinghouse pursuant to State CEQA Guidelines, section 15062.

### **List of Attachments:**

Attachment 1 – Project Location Map

Attachment 2 – Site Features

Attachment 3 – Resolution 15-04-05

Attachment 4 – Conservancy's Proposed Notice of Exemption

### **Conservancy Staff Contact:**

Sue Rae Irelan

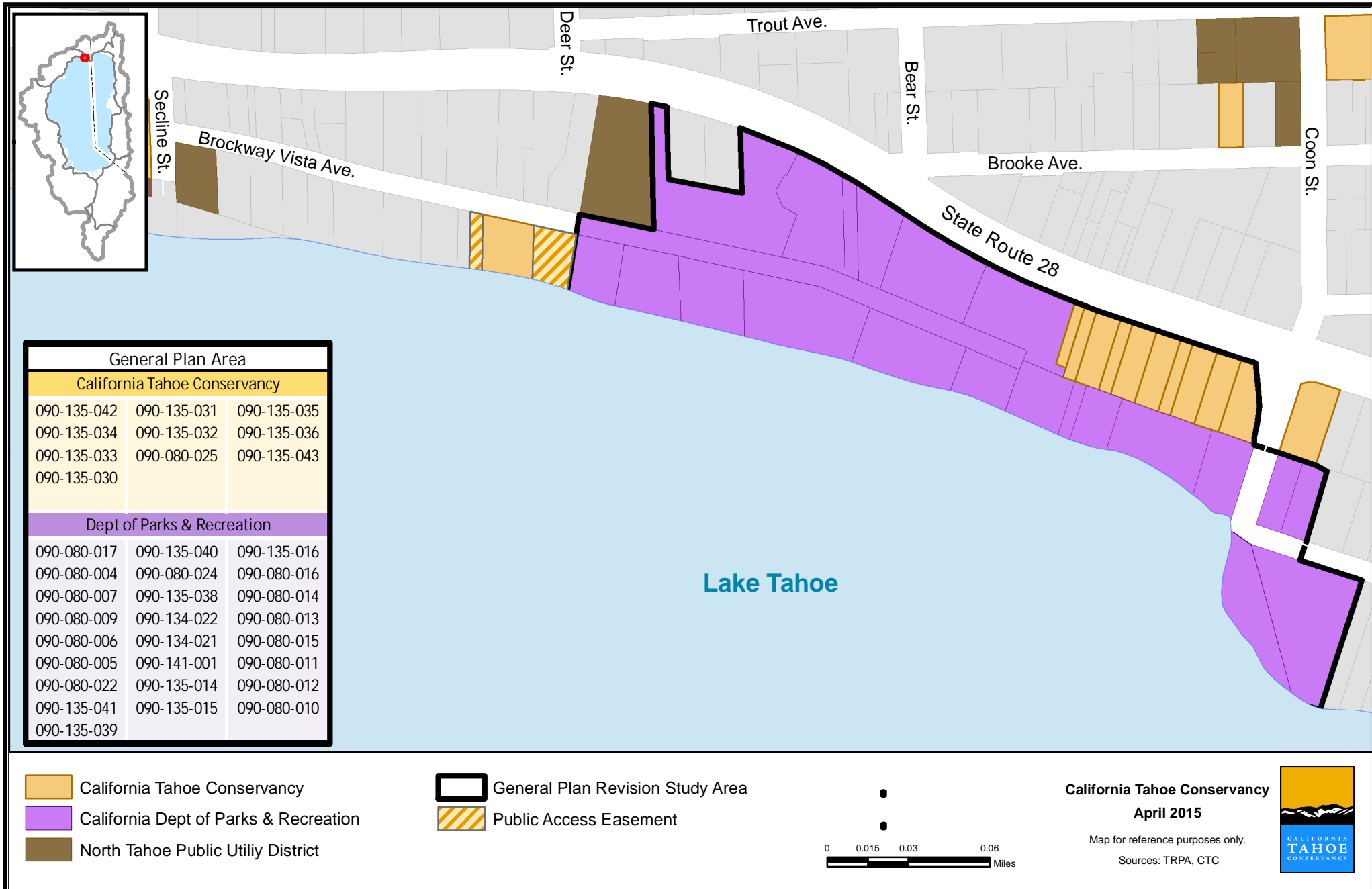
Phone: (530) 525-9137

Email: [SueRae.Irelan@tahoe.ca.gov](mailto:SueRae.Irelan@tahoe.ca.gov)

# ATTACHMENT 1

## Location Map

### Kings Beach General Plan Revision and Pier Reconstruction Planning Grant









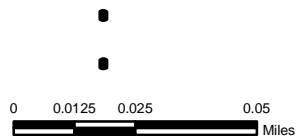
## ATTACHMENT 2

### Site Features

#### Kings Beach General Plan Revision and Pier Reconstruction Planning Grant



-  General Plan Revision Study Area
-  California Tahoe Conservancy Property



California Tahoe Conservancy  
April 2015

Map for reference purposes only.  
Sources: TRPA, CTC, Google







### **ATTACHMENT 3**

California Tahoe Conservancy

Resolution

15-04-05

Adopted: April 30, 2015

#### **KINGS BEACH GENERAL PLAN REVISION AND PUBLIC PIER PROJECT FUNDING AUTHORIZATION**

Staff recommends that the California Tahoe Conservancy adopt the following resolution pursuant to Government Code section 66907.7:

"The California Tahoe Conservancy hereby authorizes acceptance of \$25,000 from the North Lake Tahoe Resort Association and a funds transfer of up to \$525,000 to the California Department of Parks and Recreation to fund: 1) completion of a General Plan revision for the Kings Beach State Recreation Area (KBSRA); 2) preliminary project development for a reconstructed public pier at KBSRA; 3) completion of the CEQA and TRPA environmental reviews necessary for both General Plan and pier project; and 4) take all other necessary steps consistent with the accompanying staff recommendation."

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 30<sup>th</sup> day of April, 2015.

In WITNESS THEREOF, I have hereunto set my hand this 30<sup>th</sup> day of April, 2015.

---

Patrick Wright  
Executive Director



## 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

---

***Project Title:***

Kings Beach General Plan Revision and Public Pier Project Funding Authorization

---

***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.

---

***Project Location – City:***

Kings Beach, California

---

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

Authorization of a funding transfer for preparation of environmental documentation, revision of the Kings Beach State Recreation Area General Plan, and preliminary planning for a reconstructed public pier. Transfer of funding will establish planning guidance and present preliminary plans to improve access to recreational lands of statewide significance at Lake Tahoe.

---

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

California Tahoe Conservancy (Conservancy Board meeting of April 30, 2015, Agenda Item 9)

---

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

California Department of Parks and Recreation

---

***Exempt Status:***

- ☐ Ministerial (Sec. 15073)
- ☐ Declared Emergency (Sec. 15071 (a))
- ☐ Emergency Project (Sec. 15071 (b) and (c))
- ☒ Statutory Exemption, section 15262 (planning and feasibility studies)

---

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

Action involves planning and feasibility studies for a recreation plan and recreation improvement project, which have not been approved or adopted.

---

***Contact Person***

Sue Rae Irelan

---

***Area Code Telephone***

(530) 525-9137

---

***Date Received for Filing:***

---

Patrick Wright  
Executive Director

