

## **KINGS BEACH PIER RELOCATION AND RECREATION IMPROVEMENTS GRANT**

**Recommended Action:** Adopt Resolution 20-06-05 (Attachment 1) containing the appropriate California Environmental Quality Act (CEQA) determination and authorizing staff to take all actions necessary to award a grant to the California Department of Parks and Recreation (DPR) of up to \$650,000 to complete final design and permitting for pier relocation and recreation improvements at Kings Beach State Recreation Area (KBSRA).

**Executive Summary:** The DPR seeks a grant from the California Tahoe Conservancy (Conservancy) to complete final design and permitting for a portion of the KBSRA General Plan Revision and Kings Beach Pier Rebuild Project (DPR Project) (Attachment 2). The DPR Project includes major recreation enhancements at KBSRA, the premier recreation hub on Lake Tahoe's north shore. Under this grant, the DPR will complete final design and permitting to relocate and rebuild the pier, install a ramp for non-motorized watercraft to access the Lake, create new picnic sites, build a visitor contact facility, enhance vehicular circulation and parking, and improve public access, including for the Kings Beach disadvantaged community (DAC). These specific improvements will enhance the recreation experience, help prepare KBSRA for increasing levels of public use, and build resilience to climate change. The grant supports the Lake Tahoe Environmental Improvement Program (EIP), Placer County Tahoe Basin Area Plan, KBSRA General Plan, and the Conservancy's Strategic Plan Goals 2, 3, and 4 (restore watershed resilience, provide access and outdoor recreation for all, and foster Basinwide climate change adaptation). The grant builds upon years of Conservancy partnership and support for enhancements at KBSRA, including Conservancy funding in 2015 and 2016 for environmental review of the DPR Project. Upon Board authorization, Conservancy staff will execute an agreement with the DPR thereafter.

**Location:** The improvements designed under this grant will be located on the eastern portion of KBSRA (Attachment 3). KBSRA is located in downtown Kings Beach on the north shore of Lake Tahoe in Placer County (Attachment 4). KBSRA includes approximately 1,000 feet of Lake Tahoe's shoreline and approximately 13.9 acres of beach and upland area owned by the DPR and Conservancy. The improvements will occur entirely on land owned by the DPR.

**Fiscal Summary:** Staff requests authorization to award up to \$650,000 in Proposition 68 funding to support design and permitting of a portion of the DPR Project.

---

## Overview

### History

KBSRA's spectacular lakefront setting, recreation opportunities, gathering spaces, and wildlife viewing draws 85,000 people annually from California, Nevada, and beyond. KBSRA is a gateway to the Lake for visitors and residents alike, and is a critical asset for Lake Tahoe's economy, the community of Kings Beach, and nearby businesses.

While KBSRA draws thousands of visitors, current facilities do not meet existing or anticipated recreation needs. In low-water years, the existing pier and boat ramp do not provide lake access for motorized or non-motorized recreation. With climate change expected to cause more frequent droughts and low lake levels, this problem will become more frequent and severe. In addition, many of the KBSRA's existing facilities do not adequately serve the increasing number of visitors, especially during summer months. Existing picnic areas are not large enough to serve groups, KBSRA lacks safe and adequate storage for non-motorized watercraft, the pier presents access challenges for users with disabilities, and the lack of a visitor contact hub hampers communication to visitors about educational programs and basic park information.

The Conservancy's involvement with KBSRA spans decades. In 1995, the Conservancy acquired ten small parcels located within what is now KBSRA. The Conservancy contracts with the DPR to manage the ten Conservancy parcels. The Conservancy has also contributed grants and staff time to feasibility studies, public outreach efforts, and planning. In partnership with the Conservancy, in 2015, the DPR began to revise KBSRA's General Plan to address access, safety, and educational needs. The Conservancy provided \$525,000 and \$69,575 through Board actions in April 2015 and September 2016, respectively, to the DPR to help fund the Kings Beach Beach State Recreation Area Preliminary General Plan Revision and Environmental Impact Report (EIR) and the Kings Beach Pier Rebuild Project EIR/Environmental Impact Statement (EIS) (collectively, EIR/EIS). The Conservancy participated on the core planning team for the EIR/EIS, and the California State Park and Recreation Commission certified the EIR/EIS in October 2018.

### Detailed Description of Recommended Action

#### 1. Major Elements and/or Steps of the Recommended Action

The DPR is seeking funding from the Conservancy to begin designing a portion of the DPR Project later this year. Conservancy staff recommends the Board authorize a grant of up to \$650,000 to the DPR for surveying, engineering, and permitting to prepare a portion of the DPR Project for construction. When grant activities are complete, the DPR will seek funding for construction, which it hopes to begin as early as 2024.

DPR staff will complete some elements of the grant activities and hire consultants for others. DPR staff will conduct surveys, prepare schematic designs, estimate construction costs, evaluate code compliance, submit permit applications, and prepare the construction bid package. The DPR will hire a consultant for the pier design and engineering.

The grant funds the design of recreation improvements along the eastern side of KBSRA immediately adjacent the Coon Street parking area. Specifically, the grant supports design and engineering of multiple recreation improvements, including relocating and rebuilding the existing pier, installing a lake access ramp for non-motorized watercraft, improving park accessibility, and enhancing vehicular circulation and parking in the Coon Street parking area. The DPR will also design amenities for non-motorized watercraft storage, restroom upgrades, additional picnic sites, a visitor contact center, and educational and interpretative opportunities. The EIR/EIS identifies and analyzes all recreation improvements identified in the grant.

If authorized, staff will execute a funding agreement with the DPR.

## 2. Overall Context and Benefits

The grant will help the DPR move this high-priority project toward implementation. The grant will result in recreational, community sustainability, and climate change adaptation benefits for locals and visitors alike. Benefits include:

- Improving access to Lake Tahoe during the low lake levels that are expected to occur more often due to climate change;
- Providing safe storage for non-motorized watercraft to accommodate increasing numbers of paddle sport enthusiasts;
- Increasing availability and accessibility of recreational opportunities to serve the surrounding DAC;
- Providing educational and interpretive programming for visitors, such as park amenities and junior lifeguard programs; and
- Enhancing accessibility for families and visitors with mobility challenges.

The grant supports the Conservancy's Strategic Plan Goals 2, 3, and 4 (restore watershed resilience, provide access and outdoor recreation for all, and foster Basinwide climate change adaptation). It also supports the EIP, Placer County Tahoe Basin Area Plan, Kings Beach Area Plan, and KBSRA General Plan. The DPR Project's location within a DAC makes it an ideal fit for Proposition 68 funding, which prioritizes investments in DACs.

### 3. Schedule for the Recommended Action

Conservancy staff intends to execute an agreement with DPR to allow DPR to start design work in summer or fall 2020. The DPR expects to complete grant activities in summer 2023.

Execute Agreement with the DPR	Summer 2020
Conduct Surveys	Fall 2020–Summer 2021
Design and Engineering	Summer 2021–Fall 2022
Apply for Permits	Winter 2022–Spring 2023
Prepare Bid Package	Winter 2022–Summer 2023

### Financing

The proposed funding source is Proposition 68. Staff recommends the budget shown below. Staff may adjust the budget between line items, but total expenditures will not exceed \$650,000.

Grant Initiation and Surveys	\$163,495
Design and Engineering	\$396,690
Permitting and Bid Package	\$16,104
Administration	\$73,711
<b>Total</b>	<b>\$650,000</b>

The DPR is seeking \$699,944 from the Wildlife Conservation Board later this summer and is contributing \$220,950 for grant activities. The total cost of the design activities is \$1,570,894.

### Authority

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

The recommended action is consistent with the Conservancy's enabling legislation. Specifically, Government Code section 66907.7 authorizes the Conservancy to award grants to state agencies for purposes consistent with its mission.

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

The recommended action supports

- Goal 2, Strategy B, by advancing multiple-benefit projects that creatively combine restoring and building the resilience of forests and watersheds with water quality protection, green infrastructure, recreation, and climate change mitigation and adaptation;
- Goal 3, Strategy A, by providing signature opportunities on Conservancy lands for all people to experience and enjoy Lake Tahoe's beaches, rivers, wildlife, and mountains;

- Goal 3, Strategy B, by fostering multiple-benefit projects that link people’s health and well-being, equitable community access, and the Conservancy’s unique array of protected lands;
- Goal 3, Strategy C, by working with sister agencies and organizations to fulfill Proposition 68’s diversity and inclusion mandates, including outreach, mentorship, partnership, communication and education, and youth engagement and empowerment; and
- Goal 4, Strategy D, to strengthen coordination and collaboration among the State and other agencies responsible for climate change policy, science, and mitigation and adaptation projects.

**Consistency with the Conservancy’s Program Guidelines**

The recommended action is consistent with the Conservancy’s Grant Guidelines.

**Consistency with External Authorities**

The recommended action is consistent with the EIP because it advances EIP projects #04.01.01.0013 and components of #04.01.03.0001. The recommended action also supports several important state mandates and goals, such as the Statewide Comprehensive Outdoor Recreation Plan and Safeguarding California (the State’s climate adaptation strategy). The recommended grant is also consistent with the Outdoor Access for All principles of Proposition 68.

**Compliance with the California Environmental Quality Act**

The DPR, acting as the lead agency, prepared an EIR/EIS for the DPR Project to comply with CEQA. It was prepared in conjunction with the Tahoe Regional Planning Agency (TRPA) to fulfill TRPA requirements. The California State Park and Recreation Commission certified the EIR/EIS on October 19, 2018 and the TRPA approved the EIR/EIS on November 14, 2018. The DPR filed a notice of determination (NOD) on October 22, 2018 with the Placer County Clerk and the State Clearinghouse. A copy of the EIR/EIS is available for public review on the DPR’s website at [https://www.parks.ca.gov/?page\\_id=30110](https://www.parks.ca.gov/?page_id=30110) (Attachment 5).

As a responsible agency, the Conservancy must review and consider the EIR/EIS prepared by the DPR and reach its own conclusions on whether and how to approve the grant. Staff has reviewed the EIR/EIS and believes that the improvements designed under this grant are adequately analyzed in the EIR/EIS. Staff has determined, based on substantial evidence, that the portion of the DPR Project funded by this grant, as mitigated, would not cause a significant effect on the environment. The mitigation measures for the improvements are identified in Attachment 1, Exhibit B.

The Conservancy must review and consider the CEQA Findings (Attachment 1, Exhibit A) pursuant to CEQA Guidelines, section 15091. Staff has determined that the CEQA Findings identify the significant environmental effects and mitigation measures

associated with this grant. Staff recommends the Board approve and adopt the CEQA Findings.

Staff recommends the Board review and consider the EIR/EIS; make the appropriate CEQA findings pursuant to CEQA Guidelines, section 15091; adopt a mitigation monitoring and reporting program pursuant to CEQA Guidelines, section 15097; and authorize the grant to the DPR. If the Board authorizes the grant, staff will file an NOD with the State Clearinghouse pursuant to CEQA Guidelines, section 15096 (Attachment 6).

### **List of Attachments**

Attachment 1 – [Resolution 20-06-05](#)

- Exhibit A – [Conservancy CEQA Findings](#)
- Exhibit B – [Conservancy Mitigation Monitoring and Reporting Program](#)

Attachment 2 – [DPR Project Improvements](#)

Attachment 3 – [Location of Grant Improvements](#)

Attachment 4 – [DPR Project Location Map](#)

Attachment 5 – [DPR CEQA Documents](#)

- Final KBSRA Preliminary General Plan Revision and EIR/Kings Beach Pier Rebuild Project EIR/EIS
- Notice of Determination
- Mitigation Monitoring and Reporting Program
- Statement of Findings

Attachment 6 – [Notice of Determination](#)

- Exhibit A – [DPR Project Map](#)
- Exhibit B – [Department of Fish and Wildlife Filing Fee Receipt](#)

### **Conservancy Staff Contact**

Chris Mertens, Senior Environmental Planner

[chris.mertens@tahoe.ca.gov](mailto:chris.mertens@tahoe.ca.gov)