

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS

County of Placer

TO: BOARD OF SUPERVISORS

DATE: April 11, 2011

FROM: KEN GREHM/PETER KRAATZ

SUBJECT: **KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT – PROJECT UPDATE**

ACTION REQUESTED / RECOMMENDATION

Update the Board of Supervisors on the Kings Beach Commercial Core Improvement Project, including community outreach, schedule and funding. This update is for informational purposes only accompanied by a Power Point presentation. No action is required of the Board of Supervisors.

BACKGROUND / SUMMARY

The Kings Beach Commercial Core Improvement Project (CCIP) is proposing to construct curb, gutter, sidewalk, water quality improvements and other pedestrian enhancements to revitalize the commercial corridor on State Route 28 from State Route 267 to Chipmunk Street. Off-street parking lots will be constructed to mitigate for the loss of parking associated with the other proposed improvements. A majority of improvements will be constructed along the state highway and the County has previously agreed to sponsor and lead the project delivery effort through formal agreements with Caltrans. In addition, improvements along County roadways will also occur.

An Environmental Impact Report (EIR)/Environmental Assessment (EA)/Environmental Impact Statement (EIS) was finalized and approved by all applicable agencies. Last year, your Board took action to award a \$4.5 million design contract with Dokken Engineering, Inc. to assist Department staff with detailed design of the project.

A major effort in the design effort is engagement with the community on their desire and preferences on the type of project improvements particularly as related to streetscape amenities as well as collecting their input on finalizing the Neighborhood Traffic Calming Plan (NTMP), a mitigation measure identified during environmental analysis of the project. In addition, the County has begun sharing ideas on how the capital improvements will be maintained with the thought that a property based improvement district would be formed by benefiting property owners. Since the design was initiated back in November 2010, a series of public outreach meetings have occurred resulting in high attendance which is a sign of the County's outreach efforts and the community's ongoing interest in the project.

With respect to project schedule, design efforts are expected to be performed through 2013 while construction should begin this year with what's referred to as the NTMP Pilot Project. In 2012, off-highway improvements including public parking lots are expected to be constructed followed by on-highway improvements occurring in 2013-2014, if the funding is available.

ENVIRONMENTAL

The County has prepared an Environmental Impact Report (EIR) pursuant to the requirements for CEQA and the Placer County Environmental Review Ordinance; an Environmental Impact Statement (EIS) to meet the requirements of the Tahoe Regional Planning Agency; and an Environmental Assessment (EA) to meet the requirements of the Federal Highway Administration. The EIR was adopted by the Board of Supervisors on September 23, 2008.

FISCAL IMPACT

The project is estimated to cost in excess of \$45 million. A wide range of partners has been assembled to help deliver and fund the project, including federal, state and local funding. To date, over \$30 million funding has been secured. Additional funding will need to be identified prior to construction.