



MEMORANDUM
OFFICE OF THE
COUNTY EXECUTIVE OFFICER
COUNTY OF PLACER

To: Honorable Board of Supervisors

From: David Boesch, County Executive Officer
Submitted by: Jennifer Merchant, Deputy County Executive Officer

Date: October 21, 2014

Subject: North Lake Tahoe Resort Association Capital Project Recommendations, totaling \$651,000

ACTION REQUESTED:

Approve a proposed North Lake Tahoe Resort Association infrastructure account expenditure for the design, permitting and construction phases of the Commons Beach Sand Replacement Project, up to \$30,000, Kings Beach Gateway and Boardwalk planning, \$150,000; Kings Beach Public Pier Concept Planning, \$25,000; Martis Valley Bike Trail Phase 2 construction, \$250,000; North Tahoe Shared Use Trail planning, \$100,000; and The Stages at Northstar, \$96,000, funded by the Lake Tahoe Tourism and Promotions Fund and at no net county cost.

BACKGROUND:

Placer County has entered into an annual agreement with the North Lake Tahoe Resort Association (NLTRA) to provide transportation and infrastructure project development and tourism marketing and visitor information services. The agreement is funded with general fund Transient Occupancy Tax dollars and requires Board of Supervisor approval prior to expenditure from the infrastructure portion of the agreement budget.

NLTRA's Infrastructure Committee and Board of Directors have voted to recommend that the County Executive Office carry forward the following projects for approval by your Board. In doing so, they affirm that the projects are consistent with NLTRA's Tourism and Community Investment Master Plan, which was approved by your Board in July 2004. Therefore, the following NLTRA infrastructure expenditures are being recommended by the County Executive Office for approval.

The recommended projects have the potential to lead to significant improvements to the tourism infrastructure at North Lake Tahoe. The projects recommended for funding are consistent with goals in NLTRA's Tourism & Community Investment Master Plan.

Brief Project Descriptions / Funding Requests

Commons Beach Sand Replacement- Up to \$30,000

The Tahoe City Public Utility District has requested capital funds to replace sand originally included as part of the Commons Beach Restoration Project in 2003. While sand is not a natural feature of this beach, it makes the beach more aesthetically pleasing, meets strict

environmental standards, and improves safety. The TCPUD maintains the beach under contract with Placer County.

Kings Beach Gateway and Boardwalk Planning- Up to \$150,000

This project initiates planning stages for the northwest gateway to Kings Beach at SRs 267 and 28, as well as provides a pedestrian and multi-use boardwalk that would connect the western gateway along the lakefront side of SR 28 to existing recreation areas and neighborhoods. The current gateway area has a patchwork of public and private land holdings and this plan would recommend coordinated uses, as well as consider mobility and circulation improvements. Trailhead access, stream zone restoration, public amenities, and formalized parking will also be considered.

Kings Beach Public Pier Concept Planning- Up to \$25,000

The proposed environmental analysis and planning effort would likely lead to replacement of the existing pier at the Kings Beach State Recreation Area. Because of shallow shoreline topography, the existing pier does not provide consistent access to Lake Tahoe on a year to year basis. Once replaced, the pier will improve human powered and motorized access, including a potential landing area for the water shuttle and cross-lake ferry. The total project cost is \$250,000, with a majority of funds provided by lead agency California Tahoe Conservancy, and the California State Parks.

Martis Valley Bike Trail- Up to \$250,000

The funds requested will be allocated toward the construction of Phase 1B of the nine-mile Martis Valley Bike Trail. The trail links with the Town of Truckee trail system on the north end of Martis Valley, and will ultimately connect to the Northstar Village and North Tahoe Bike Trail in Tahoe Vista. The lead agency for the project is Northstar Community Services District. Other trail funding sources include Placer County Park Dedication Fees, and a California Department of Housing and Community Development grant.

North Tahoe Share Use Trail Planning- Up to \$100,000

This project proposes planning level analysis to extend the Dollar Creek Share Use Trail the six miles necessary to complete the overall North Tahoe Trail project, which will connect Tahoe City's existing trail system to the Regional Park in Tahoe Vista. The analysis will first study biological and scenic resources in order to establish a permittable trail alignment in partnership with the United States Forest Service, which owns most of the land on which the trail is expected to be constructed.

The Stages at Northstar- Up to \$96,000

The Stages project includes a 500 seat proscenium theater and 2,500 seat outdoor amphitheater planned for construction near the entrance to Northstar Drive. The Tahoe Regional Arts Foundation has successfully negotiated an agreement with the land owner for use of the property. Following completion of Phase 1 earlier this year, which included a fiscal feasibility study, fund-raising plan, and architectural drawings and video, Phase Two will fund the capital campaign necessary to implement the project. The capital campaign is expected to raise \$30 million, the amount anticipated to design, plan, permit, and implement the project. Phase Two is expected to run from November 2014 through September 2016. Once complete, it is estimated the project will have a \$4 million per year positive economic impact.

FISCAL IMPACT:

The funding described above would come from Transient Occupancy Tax funds generated in the North Lake Tahoe area and currently held in the County Treasury for the purpose of capital project implementation in eastern Placer County. There are sufficient funds available within this fund to cover the amount of the requested expenditure approval.

ENVIRONMENTAL ANALYSIS:

The Board of Supervisors' approval of the NLTRA's funding contribution to this infrastructure project is categorically exempt from CEQA per Section 15061, which provides a general rule that if an activity does not have the potential to cause a significant environmental effect, it is exempt from CEQA. The specific projects will be evaluated under CEQA by the corresponding lead agencies.

