



**MEMORANDUM
COUNTY EXECUTIVE OFFICE
ADMINISTRATION**
County of Placer

TO: Honorable Board of Supervisors **DATE:** October 25, 2022
FROM: Jane Christenson, Acting County Executive Officer
BY: Stephanie Holloway, Deputy County Executive Officer
SUBJECT: North Tahoe/Eastern Placer Priority Projects

ACTION REQUESTED

Receive a presentation from the County Executive Office and Tahoe Department representatives on County-led projects in eastern Placer County.

BACKGROUND

The Lake Tahoe and eastern Placer region has an established framework which fosters collaboration and promotes a common mission to achieve economic and environmental balance. On June 27, 2022, your Board was provided an updated outlook of the framework of partnerships in eastern Placer County which highlights the unique matrix of agency and community organizations and their respective value to the eastern Placer focus. The presentation today is intended to highlight the internal coordination and teamwork within the Placer departments to deliver priority projects identified by your Board and supported through community engagement.

The County model in eastern Placer includes departments such as the Sheriff's office, Health and Human Services and Library Services which are dedicated on providing critical safety and community service needs. In addition, several County departments serve both a service delivery need, such as road maintenance and snow removal, as well as project development and implementation of critical infrastructure. These departments include Public Works, Community Development, Facilities Management, and Parks and Open Space. Many of these department staff serve as both lead and support for projects, which requires heightened coordination and collaboration and which supports their roles in subject matter expertise areas to reduce the need for additional resources and limit redundancies of work.

The presentation today is intended to update your Board on current County-led projects in eastern Placer, including prioritization, and to identify lead and support roles within each project. This presentation is also intended to highlight critical interdepartmental collaboration and teamwork which underscores the project delivery model to achieve project implementation. In addition to an overview of current County-led projects, eastern Placer department leads from Facilities Management, Public Works, Community Development and Parks and Open Space will provide a spotlight of three critical infrastructure and planning projects that are the current focus and priority of our interdepartmental teams.

Dollar Creek Crossing:

In October 2019 the County, in partnership with the Tahoe Truckee Airport District, purchased approximately 11.4 acres of vacant land located at 3205 and 3225 North Lake Boulevard,

Tahoe City, CA, identified as APNs 093-160-079-000, 093-160-080-000, and 093-160-081-000 for a potential development of achievable, affordable, and for-sale housing.

Initial outreach was completed on the project between 2018-2020. Since that time the County has retained various consultants to assess potential aspects and refinements of the proposed project which may address community input received on the initial layout and design of the proposed project. The County's project team along with project consultants have been working to complete several studies to better define the project's foundational constraints and prospects. The most noteworthy project studies completed have included the following:

- **Financial Feasibility and Demand Analysis** to determine the best mix of workforce/achievable housing products at the site. (*New Economics Advisory (NEA)*)
- **Site analysis** to study the interrelationships of physical site characteristics, surrounding neighborhood context, and provide updated site plan sketches with potential residential and commercial use types. (*Williams + Paddon Architects + Planners (W+P)*)
- **Transportation analysis** to review specific site access concepts. (*LSC Transportation Consultants*)
- **Fire risk study** to analyze areas of project planning and design for fire safety. (*Adrienne Graham*)
- **Civil site surveying** for mapping accurate boundary, topography, vegetation, and other existing site features. (*Mapca Surveys*)

The market-based data received from the Financial Feasibility and Demand Analysis, findings from the other consultant studies, and the community and stakeholder feedback received has helped to inform the County project team's approach to these areas of the Dollar Creek project. A project concept has been developed that anticipates up to 150 units with the potential of 90 units of affordable housing for rent and 60 units of for sale workforce housing. The ultimate number of units will be based the size of units (e.g., 1, 2, 3-bedroom unit size).

The project is now ready to proceed through the entitlement and environmental review process. Staff has provided to the Board of Supervisors updates on the Proposed Project on March 30, 2021, and July 27, 2021. There are specific predevelopment activities needed for the County's application for entitlements and Tahoe Regional Planning Agency approvals. To complete these tasks, the County has amended its current Exclusive Right to Negotiate Agreement with Related Companies of California, LLC, and The Pacific Companies to assign specific tasks and a schedule for completing predevelopment activities associated with the potential affordable housing, market rate housing and potential commercial or public service uses on the property. As a general update, the environmental review process is underway. Related and Pacific remain engaged in the planning process and supportive of the County's project planning. These predevelopment tasks are anticipated to be completed by Fall 2023 and are necessary to achieve the built housing envisioned for the site.

Some key next steps in the project timeline include

- 2022 → Schematic design and environmental review
- 2023 → Finish schematic design documents and environmental review
→ Entitlement Review – County & TRPA
- 2024 → State/Federal Funding Applications in support of Affordable Housing component

Fanny Bridge:

From 2017-2019, multiple elements of the Fanny Bridge scope were completed including the eastern and western roundabouts, the new Truckee River Bridge, Tahoe City bypass on State Route 89, the Meeks Bay Bike Path, and the Dollar Creek Trail. Due to issues arising during construction with the contractor, Federal Highway Administration (FHWA) was forced to reduce the scope of the construction contract and close the contract, leaving a portion of the original project to become Phase 2 which would be completed at a later date.

Phase 2 of the Fanny Bridge Project would complete the original project scope, including conversion of the current signalized intersection at State Routes 28 and 89 to a roundabout; reconstruction of the existing Fanny Bridge nearest to the dam; improving State Route 89 immediately south of Fanny Bridge with new paving, sidewalks and on-street parking consistent with the vision of the Tahoe Basin Area Plan; and construct landscape and lighting elements for a total estimated cost of \$20.7 million dollars. Phase 2 is broken up into 4 elements, each having a unique funding strategy and percentage of state/federal and local contributions.

Currently, County staff and the FHWA have a goal to begin construction of Phase 2 in the spring of 2023. However, to meet the FHWA timelines for advertising and awarding a construction contract, funding would need to be secured prior to the end of this calendar year. The department of Public Works is working closely with all available state and federal funding sources to limit the need for local funding contributions.

Parks and Open Space Coordination with Public Utility Districts:

Your Board recently adopted the first Placer County Parks and Trails Master Plan which sets forth a vision and framework for active and passive recreation for Placer County, including the eastern Placer region. In development of the Master Plan, several aspirational projects associated with the active recreational component were included. It was recognized at the time that additional detail and work within eastern Placer would be necessary to better define community priorities and needs. After the Master Plan adoption, the North Tahoe Public Utility District and the Tahoe City Public Utility District consulted with the county Parks and Open Space department to begin this work and hire a consultant to perform an Active Recreation Assessment and Feasibility Study, covering both Districts. This work is underway, and the two Districts recently convened a joint meeting of their respective Boards for an all-day workshop to discuss the initial findings, held on September 30, 2022.

The Assessment and Feasibility study is broken down into two Phases. Phase 1 is the first step in a multi-step process. This initial phase included opportunities for the community to provide input and influence into long-term planning and to express specific needs. Phase 2 consists of an assessment of North Lake Tahoe's active recreation facilities. Balancing recreation planning best practices with community input, the study will be used to determine the needs and feasibility of creating new, modified, and/or consolidated active recreation facilities and how to prioritize future planning and funding. Phase 2 is broken down into four elements which are current in process:

- Visiting, Evaluating, and Benchmarking Facilities and Funding Opportunities
- Identifying Potential Facility Improvements
- Reviewing and Refining Opportunities and Funding Realities with the Community
- Distilling and Documenting Findings

The presentation today will include key takeaways from the General Managers of the Utilities Districts on the joint Board workshop and potential next steps.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

Attachment A –North Tahoe/Eastern Placer Projects List

County Development

- Tahoe City Fire station/Commons
 - Lead – CEO
 - Support – FM, CDRA, PIO, IGR
- SNOW Museum
 - Lead – CEO
 - Support – Museums, Parks, CDRA
- Burton Creek Justice Center
 - Lead – FM
 - Support – CEO, CDRA, DPW
- Bechdolt Building/other County Facilities
 - Lead – CEO
 - Support – FM, CDRA, DPW, Parks, ED, Library, HHS, IGR
- TC Library
 - Lead – FM & Library
 - Support – CEO, PIO, CDRA, IGR

Housing

- Hopkins Village
 - Lead – CDRA
 - Support – CEO
- Dollar Creek –
 - Lead – FM
 - Support – CEO, CDRA, DPW

Transportation

- SB 89/267 Transit Priority 3 lane
 - Lead – DPW
 - Support – CEO/PIO, CDRA, IGR
- Fanny Bridge Phase 2
 - Lead – DPW
 - Support – CEO/PIO, IGR
- Grove Street Signal
 - Lead – DPW
 - Support – CEO/PIO, IGR
- Grove Street Parking
 - Lead – DPW
 - Support – CEO/PIO, CDRA, IGR
- KB Western Approach
 - Lead – DPW
 - Support – CEO/PIO

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- Swiss Mart Mobility
 - Lead – DPW
 - Support – CEO, IGR

Resort Triangle Trails

- North Tahoe Trail
 - Lead – DPW
 - Support – Parks, CEO, CDRA, IGR
- Truckee River Rec. Access Trail
 - Lead – DPW
 - Support – Parks, CEO, CDRA, IGR
- Lakeside Trail
 - Lead – DPW
 - Support – Parks, CEO, CDRA, IGR
- Martis Valley Trail
 - Lead – DPW
 - Support – Parks, CEO, CDRA, IGR

Parks and Rec/Trails

- Recreation Visioning
 - Lead – Parks and Open Space
 - Support – CEO, IGR

Parking Management

- Program Implementation
 - Lead – CEO
 - Support – IGR, DPW, CDRA, Parks, FM

Tahoe Basin Area Plan Amendments

- Land Use policy/code updates
 - Lead – CDRA
 - Support – CEO, DPW

Legend:

DPW – Department of Public Works

FM – Facilities Management

CEO – County Executive Office

CDRA – Community Development Resource Agency

PIO – Public Information Office

IGR – Intergovernmental Relations

ED – Economic Development

HHS - Health and Human Services