

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS

DATE: March 27, 2012

FROM: ^{JDS} KEN GREHM / PETER KRAATZ

SUBJECT: **FUNDING APPLICATION FOR THE KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT, PHASE 2, AND AN IN-LIEU PARKING FEE STUDY FOR KINGS BEACH AND TAHOE CITY**

ACTION REQUESTED / RECOMMENDATION

Conduct a Public Hearing and Adopt a Resolution to submit up to a \$1,500,000 Community Development Block Grant Public Improvement application for Phase 2 of the Kings Beach Commercial Core Improvement Project and a Set – Aside Application for a Planning and Technical Assistance Grant up to \$100,000 to study an in-lieu parking fee program for Kings Beach and Tahoe City; and, Approve the Execution of a grant agreement and any amendments thereto from the Public Improvement and Set-Aside Allocations of the State of California Community Development Block Grant Program.

BACKGROUND / SUMMARY

The Kings Beach Commercial Core Improvement Project (CCIP) Phase 2 - is located in the neighborhood grid of the Kings Beach community of Placer County, located along the north shore of Lake Tahoe.

Phase 2 of the KBCCIP project will include the implementation of all off-highway improvements, which include the construction of the drainage features, including cross culverts, sidewalks, and roadway improvements. In order to meet the pedestrian and bicycle safety and mobility goal of the project, this phase will construct sidewalks in select areas of the community. The north-south sidewalks will be constructed on Secline Street from State Route 28 (SR-28) to Steelhead Avenue, on Deer Street from State Route 28 (SR-28) to Rainbow Avenue, on Bear Street from State Route 28 (SR-28) to Trout Avenue, on Coon Street from State Route 28 (SR-28) to Dolly Varden Avenue, and on Fox Street from State Route 28 (SR-28) to Steelhead Avenue. The east-west sidewalks will be constructed on Minnow Avenue from Fox Street to the current County parking lot, on Brook Avenue from Bear Street to Coon Street, and on Steelhead Avenue from Secline Street to Fox Street.

In order to meet the project goal of water quality improvement, several drainage features are proposed to be constructed throughout the entire Kings Beach community. These drainage features will capture and treat the water before reaching the Lake Tahoe. Also included in the Phase 2 work are a total of six traffic circles, 16 speed humps, one raised crosswalk and one entryway feature. These will be constructed in addition to the sidewalks to improve the safe mobility of pedestrians and bicyclists.

Staff desires to apply for a Community Development Block Grant through the State of California (State) for the CCIP Phase 2 improvements which serve the residential

community of Kings Beach. The State requirements for the grant include a public hearing to solicit community input, and a resolution from your Board to approve the submission of the application.

Staff also desires to submit a Set-Aside application for a Planning and Technical Assistance Grant up to \$100,000 to study an in-lieu parking fee program for Kings Beach and Tahoe City. The in-lieu parking fee study will examine requirements and obstacles to establish an in-lieu fee program for Kings Beach and Tahoe City under which property owners can have the option to fulfill some or all of their parking requirements associated with new development by paying an in-lieu fee versus providing on-site parking. This study will reexamine previous attempts to establish a fee program as well and look at ways to establish this fee program in an attempt to support the development of the commercial sector and address the inability of some property owners to develop due to the fact that they are limited in the amount of parking that they can provide.

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.

The in-lieu fee parking study is exempt from environmental review requirements under National Environmental Policy Act as it is defined as an exempt activity in 24 CFR Part 58.34. The activity proposed is exempt from California Environmental Quality Act pursuant to Guidelines section 15262.

FISCAL IMPACT

There is no fiscal impact to the County. If the department is successful in this grant application, the department will budget the appropriate amount of matching funds anticipated not to exceed \$5,000 from previously committed North Lake Tahoe Resort Association funds.

Attachments: Resolution

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of: APPROVE AN APPLICATION FOR FUNDING AND THE EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS THERETO FROM THE PUBLIC IMPROVEMENTS AND SET - ASIDE ALLOCATIONS OF THE STATE CDBG PROGRAM

Resol. No:.....

Ord. No:.....

First Reading:.....

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair, Board of Supervisors

WHEREAS, the proposed application for the State of California, 2012 Community Development Block Grant Program has been prepared for the Public Improvement and Set Aside allocations in compliance with State citizen participation and applicable Federal and State regulations; and

WHEREAS, the Public Improvement application will support Phase 2 of the Kings Beach Commercial Core Improvement Project, that benefits the residential grid; and
WHEREAS, the Set Aside application will support a Planning and Technical Assistance application to study an in-lieu parking fee program for Kings Beach and Tahoe Vista; and

WHEREAS, the Set-Aside application for a Planning and Technical Assistance grant requires a 5% cash match; and

WHEREAS, the department desires to utilize previously allocated and committed funding to the Kings Beach Commercial Core improvement Project from the North Lake Tahoe Resort Association for the 5% cash match.

NOW, BE IT RESOLVED by the Board of Supervisors of Placer County as follows:

Section 1:

The County Board of Supervisors has reviewed and hereby approves an application for up to \$1,600,000 for the following activities:

General Administration	\$117,500
Public Improvements – Phase 2 Kings	\$1,387,500
Commercial Core Improvement Project	
Set-Aside application for a Planning and	\$95,000
Technical Assistance Grant – In – Lieu Parking	
Fee study for Kings Beach and Tahoe City	

Section 2:

The County has determined that federal Citizen Participation requirements were met during the development of this application.

Section 3:

The County hereby approves the use of up to \$5,000 in previously committed funds from the North Lake Tahoe Resort Association as its cash match for the Set Aside Planning and Technical Assistance grant application to study an in-lieu parking fee program for Kings Beach and Tahoe City.

Section 4:

The County hereby authorizes and directs, Ken Grehm, Director of Public Works, or designee, to sign this application and act on the County's behalf in all matters pertaining to this application.

Section 5:

If the application is approved, Ken Grehm, Director of Public Works, or designees, is authorized to enter into and sign the grant agreement and any subsequent amendments with the State of California for the purposes of this grant.

Section 6:

If the application is approved, Ken Grehm, the Director of Public Works, or designees, is authorized to sign Funds Requests and other required reporting forms.

BE IT FURTHER RESOLVED, this resolution shall become effective immediately upon its adoption.