



RESOLUTION NO. 019-2022
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**Authorizing Execution of Agreement and Ground Lease with City of South Lake Tahoe for
Development, Operation, and Maintenance of the 56-Acre Property**

WHEREAS, The City of South Lake Tahoe owns approximately 15 acres of property (Assessor's Parcel Number 026-050-004) and El Dorado County owns the other approximately 41 acres of property (APNs 026-050-003, 026-050-005, and 026-050-006) within the area known as the 56-Acres; and

WHEREAS, The City and County currently use the 56-Acres for both City and County facilities, including a public beach, campground, senior center and senior nutrition program, ice arena, library, and vector control facilities; and

WHEREAS, The City and County have entered into various agreements over the last few decades for the City to lease and operate much of the County portion of the 56-Acres, including the Lease of Real Property between the County and City dated December 12, 1972 and various subsequent amendments; and

WHEREAS, The City and County have worked collaboratively to identify future public improvements on the 56-Acres and negotiate terms for a new agreement for the 56-Acres to replace the 1972 Lease, subsequent amendments, and other agreements regarding the use and operation of various facilities on the 56-Acres; and

WHEREAS, The City has prepared a Master Plan for the 56-Acres which includes, among other things, a new Multi-Generational Recreation/Swim/Senior Center Facility; and

WHEREAS, The City and County have agreed to exchange certain real property located on the 56-Acres to effectuate its development and for the County to lease certain property to the City for the City's ongoing development of the 56-Acres in accordance with the Master Plan; and

WHEREAS, The subject property is exempt surplus property under the Surplus Lands Act, Government Code section 54220 et seq., and implementing guidelines, because the property is being exchanged and leased to another local public agency for that agency's use; and

WHEREAS, In connection with the consideration of the Master Plan and the new Agreement for the Development, Operation, and Maintenance of the 56-Acre Property ("Agreement") and accompanying Ground Lease and Grant Deeds, the City completed review under the California Environmental Quality Act and prepared an Initial Study/Mitigated Negative Declaration. The City Council approved the Master Plan and Mitigated Negative Declaration on January 18, 2022.

NOW, THEREFORE, BE IT RESOLVED that the El Dorado County Board of Supervisors:

1. Finds and declares that the transfer and lease of the subject property to the City, as set forth in the Agreement attached hereto as Exhibit A, is exempt surplus property pursuant to Government Code section 54221(f)(1)(D) as a transfer of property to another local public agency for that agency's use.
2. Authorizes the Chair to sign the Agreement in the form attached hereto as Exhibit A.
3. Authorizes the Chair to sign the Ground Lease, Grant Deed, and Certificate of Acceptance, attached as exhibits to the Agreement, with minor revisions and on the terms described in the Agreement as may be approved by the Chief Administrative Officer in consultation with County Counsel.
4. Authorizes and directs the Chief Administrative Officer to take any other steps necessary to effectuate the terms of the Agreement.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of the Board of Supervisors, held the 25th day of January, 2022, by the following vote of said Board:

Attest:
Kim Dawson
Clerk of the Board of Supervisors

Ayes: Parlin, Thomas, Novasel, Turnboo, Hidahl
Noes: None
Absent: None

By: Kyra Schaufele
Deputy Clerk

Lori Parlin
Lori Parlin, Chair, Board of Supervisors