

# 56 ACRES AGREEMENT

El Dorado County  
Board of Supervisors  
January 25, 2022

# THE 56 ACRES

Within the City of South Lake Tahoe, the land area commonly known as the “56-Acres” has historically been utilized for recreation and government facilities serving the people of South Lake Tahoe and nearby unincorporated areas of El Dorado County.



# CURRENT SHARED USE AND SERVICES/AMENITIES

## Shared Use and Ownership

El Dorado County owns the other approximately 41 acres of property

The City of South Lake Tahoe owns approximately 15 acres of property

## Services

Library

Senior Center

Vector Control

City Public Works

## Amenities

Ice Arena

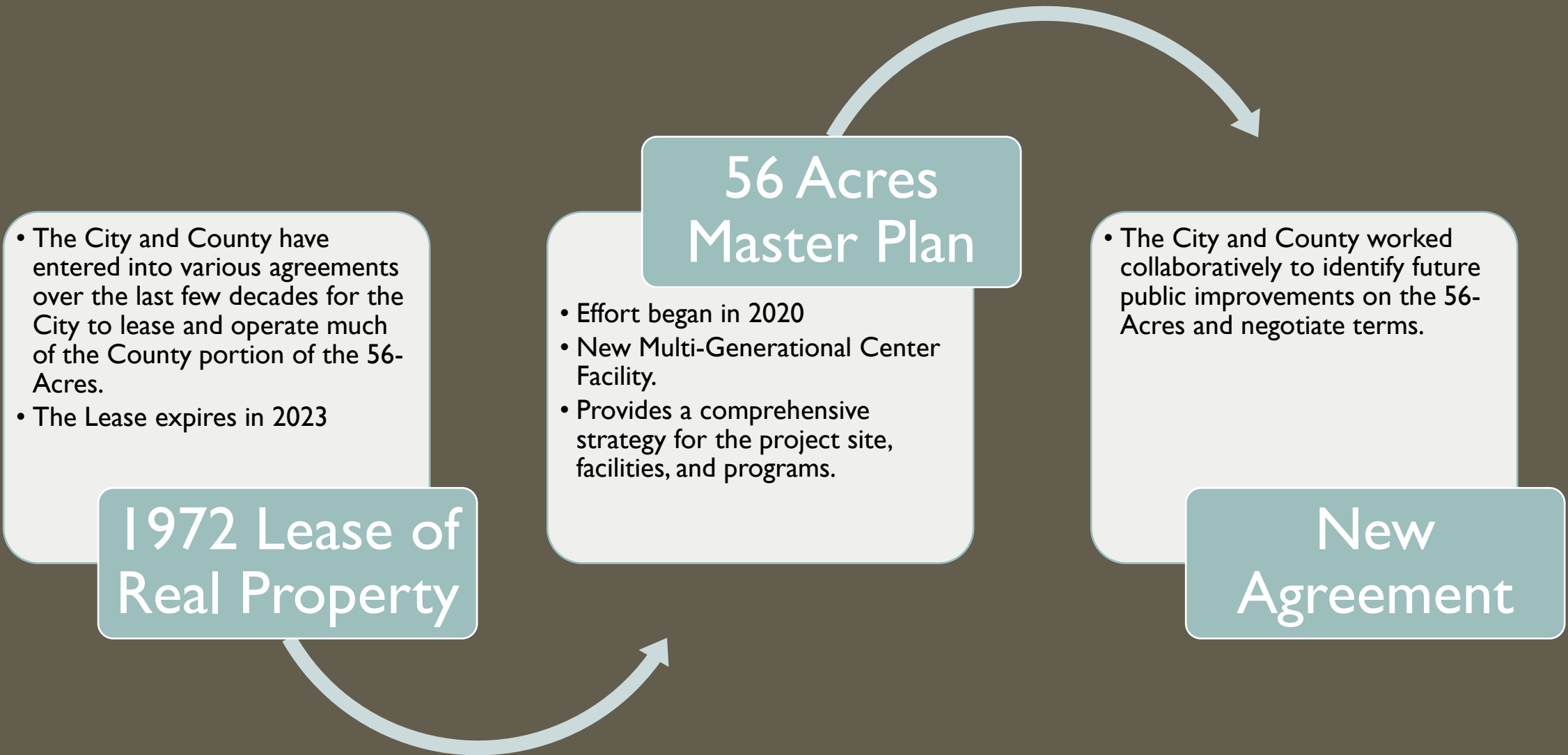
Recreation / Swim Complex

Lakeview Commons recreational area

Campground By The Lake

# CURRENT USE AND OWNERSHIP





# 56 ACRES MASTER PLAN

Provides a comprehensive strategy for the project site, facilities, and programs.

The City and County each adopted resolutions with the intent to complete the new agreement after the 56 Acres Master Plan and CEQA document were complete.

Developed along with the plan for a new Multi-Generational Recreation/Swim/Senior Center Facility on land currently owned by the County.



# NEW CITY – COUNTY AGREEMENT

Property exchange, development and operation of the property,  
and ground lease.

## AGREEMENT PROVISIONS

The new agreement sets forth the terms of a property exchange to accommodate the development of the 56 Acres Master Plan, outlines the expectations for the development and operation of the property, and includes as an attachment the form of a ground lease to be executed after satisfaction of the conditions precedent to closing, including the property exchange.

Term of 50 years, with provisions for automatic extensions up to 99 years.

Supersedes and consolidates all existing agreements, including Lakeview Commons, into one new agreement.

The City will develop, operate, and maintain the owned and leased property on the 56 Acres for recreation and government facilities.

County residents residing outside City limits may use the existing and new recreational facilities under the same policies and fee schedule as City residents.



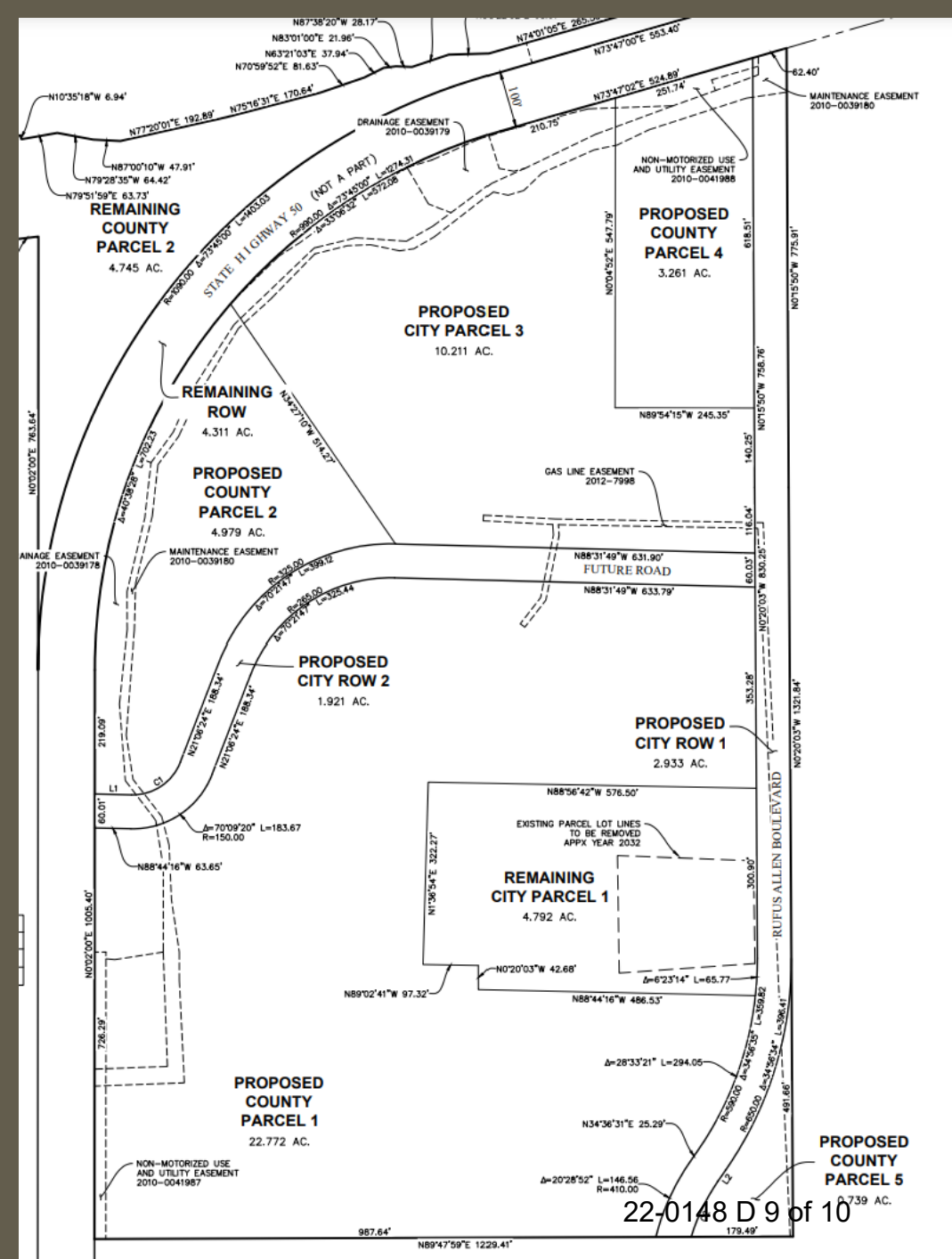
# AGREEMENT PROVISIONS: LAND SWAP

## City

- The County will transfer to the City ownership of approximately 10 acres for the construction of the Multi-Generational Center.
- The City will demolish the existing Recreation Center within 15 years.
- The County retains ownership of the Vector Control site until the facility is demolished within 15 years and transferred to the City for future redevelopment.

## County

- In exchange, the City will transfer to the County ownership of approximately 10 acres of land where the existing Recreation Center is located.
- The City and County will meet and confer to address potential redevelopment and re-use of the Recreation Center site, including a new City-County governmental facility.
- Demolition of the Vector Control facility is contingent upon locating a suitable replacement site to be transferred to the County at no cost.
- County retains ownership of the Library Property and the prior Lake Tahoe Visitors Authority building for use by County's ambulance service provider.



# AGREEMENT PROVISIONS: FUNDING

## RESERVE FUND

For repairs, replacements, renovations, and upgrades to the property leased from the County.

Made up from the campground fees and 2 percent of the total asset value of all facilities on the 56 Acres, excluding the South Tahoe Ice Arena.

The County and City will meet at least annually to review the fund and decide on use of funding.

## RENT PAID TO THE COUNTY

50 percent of net operating profits from the entire 56 Acres, excluding the South Tahoe Ice Arena, that remains after the City funds the reserve fund.

\$200,000 per year, to be adjusted for inflation, starting in the later of year 30 of the new agreement or the full retirement debt to finance the new Multi-Generational Facility

The County will reinvest all compensation provided under the agreement into County infrastructure and services in the Tahoe Basin.