

**EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

**Meeting of
August 22, 2006**

AGENDA TITLE: South Lake Tahoe Joint Use Facility Presentation and Update

DEPARTMENT: Board of Supervisors

DEPT SIGNOFF:

CAO USE ONLY:

CONTACT: Supervisor Santiago

DATE: 8/14/2006

PHONE: 6577

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:

Presenation by Harris & Associates to update the Board of Supervisors on the progress made in site selection process of the proposed South Lake Tahoe Joint Use Facility between the County, City of South Lake Tahoe and the Lake Tahoe Unified School District.

CAO RECOMMENDATIONS:

Financial impact? () Yes (X) No

Funding Source: () Gen Fund () Other

BUDGET SUMMARY:

Other:

Total Est. Cost _____

CAO Office Use Only:

Funding

4/5's Vote Required () Yes () No

Budgeted _____

Change in Policy () Yes () No

New Funding _____

New Personnel () Yes () No

Savings _____

CONCURRENCES:

Other _____

Risk Management _____

Total Funding _____

County Counsel _____

Change in Net County Cost

\$0.00

Other _____

***Explain**

BOARD ACTIONS: AUG 22 2006

Vote: Unanimous _____ **Or**

Ayes:

Noes:

Abstentions:

Absent:

**I hereby certify that this is a true and correct copy of
an action taken and entered into the minutes of the
Board of Supervisors**

Date: _____

Attest: Cindy Keck, Board of Supervisors Clerk

By: _____

Memorandum

To: Board of Supervisors

From: Norma Santiago, Supervisor District V

Date: August 14, 2006

Re: South Lake Tahoe Joint Use Facility Update

RECOMMENDATION: Receive presentation by Harris & Associates to update the Board of Supervisors on the progress made in site selection process of the proposed South Lake Tahoe Joint Use Facility between the County, City of South Lake Tahoe and the Lake Tahoe Unified School District.

REASONS FOR RECOMMENDATION: Over the past nine months, the County, City of South Lake Tahoe and the Lake Tahoe Unified School District have been engaged in a dialogue on the possibility of joint use facility. The process has been structured to methodically proceed through the following steps: 1) Visioning, 2) Site selection, 3) Design, 4) Financing and 5) Construction.

Last January the Board of Supervisors authorized a contract to hire a facilitator to begin the visioning process to identify the community's needs among the stakeholders. This work served as the baseline to frame the discussion on the next step of site selection. This presentation by Harris & Associates is a product of three months work by the three public agencies.

On August 15, 2006 the City of South Lake Tahoe City Council and the Lake Tahoe Unified School District Board held a joint meeting to receive this presentation and commit to the next steps of developing design and construction documents. Once this step is complete the cost of the facility will be known. It is currently estimated that the cost could run as high as \$30 million. Administrative staff from all three agencies are set to begin discussions of financing options and project feasibility next month.

SOUTH LAKE TAHOE CITY, COUNTY, & SCHOOL PARTNERSHIP *(Cities, Counties & Schools Working Together)*

Preliminary Land Use Study

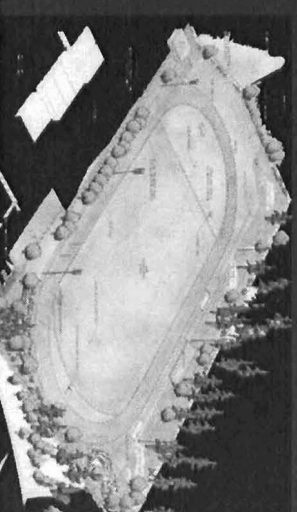
for

- City of South Lake Tahoe
- El Dorado County
- Lake Tahoe Unified School District

August 15, 2006



tahoe
CITY OF SOUTH LAKE TAHOE



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Presented by Harris & Associates

AGENDA

OVERVIEW

BACKGROUND

SITE LOCATION OPTIONS

RECOMMENDED OPTION

NEXT STEPS

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VISION STATEMENT

**A South Lake Tahoe City, County,
School District Partnership that
reinvents Government by managing
resources and services for optimal
quality of life for the youth and
community of South Lake Tahoe.**

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AREA



Harris

Bijou / Al Tahoe



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OVERVIEW / FINDINGS

COMMUNITY SETTING

- City Parks / Play Fields
- Lyons, Rufus Allen, Al Tahoe & Lake Tahoe Blvds
- Bijou/Al Tahoe Community Plan
- TRPA – PAS
- Residential
- County Facilities

SITE

- Middle School
- Al Tahoe Elementary
- District Offices
- Track / Soccer
- Ballfields (Hardball & Softball)
- Boys & Girls Club
- BMX Track

ISSUES / CONCERNS

COMMUNITY CONCERNS / TRPA, LTCC

SITE AVAILABILITY

SITE ACCESS

LIGHT POLLUTION

QUALITY OF LIFE

DIVERGENT NEEDS / BUILDING CONSENSUS

COVERAGE / CAPABILITY

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SCHEMES

OPTION NO. 1 – New Facility at Al Tahoe Elementary School Site

OPTION NO. 2 – New Facility at Al Tahoe Blvd

OPTION NO. 3 – New Facility at Bus Barn Location

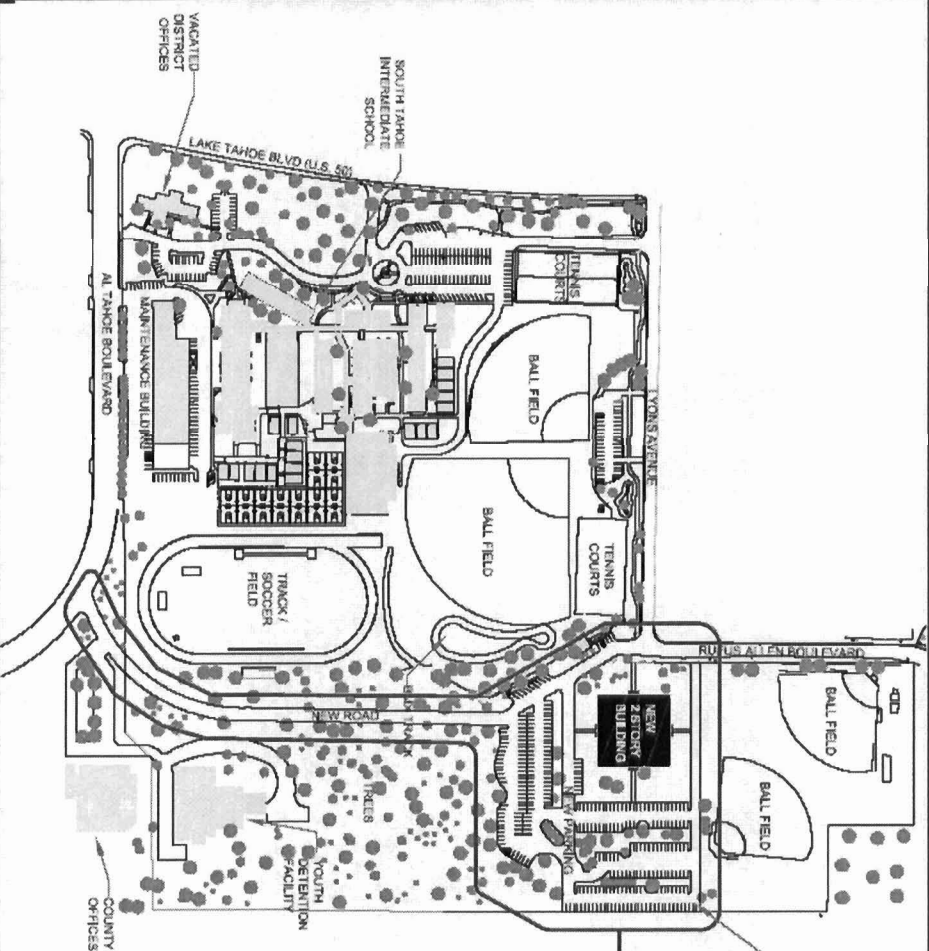
OPTION NO. 4 - New Facility at District Offices Location

OPTION NO. 5 - New Facility at District Offices and Bus Barn location

OPTION NO. 6 - New Facility in Undeveloped Area South of Al Tahoe Elementary (A-E)

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Option No. 1



NEW PARKING CAN
BE USED FOR BALL FIELDS
AFTER HOURS

OPTION No. 1

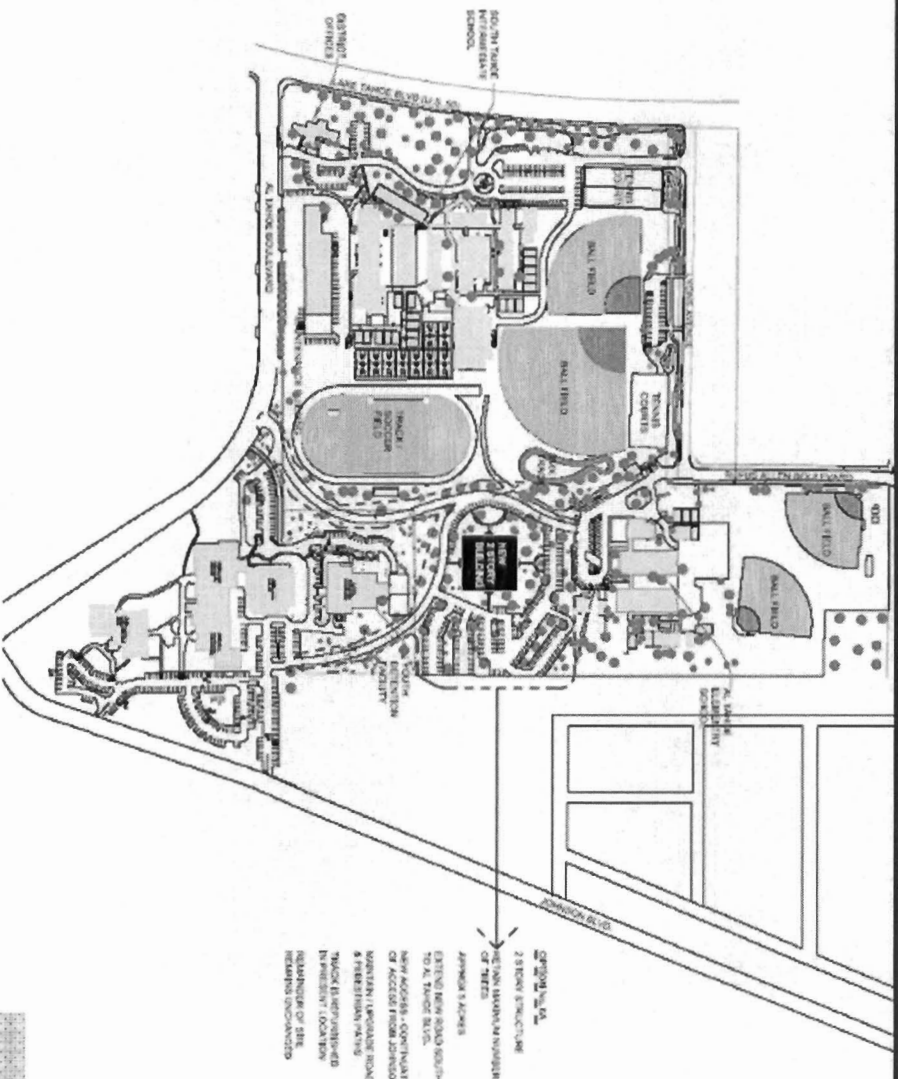
DEMOLISH AL TAHOE
ELEMENTARY SCHOOL.
EXTEND NEW ROAD
SOUTH TO AL TAHOE
BLVD.
COMBINE NEW ROAD
AND EXISTING PARKING
AT AL TAHOE TO
CREATE ONE ENTRANCE.
BOYS AND GIRLS CLUB
MOVES TO VACATED
DISTRICT OFFICE.
TRACK IS RE-UTILIZED
IN PRESENT LOCATION.
REMAINDER OF SITE
REMAINS UNCHANGED.

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Option No. 2

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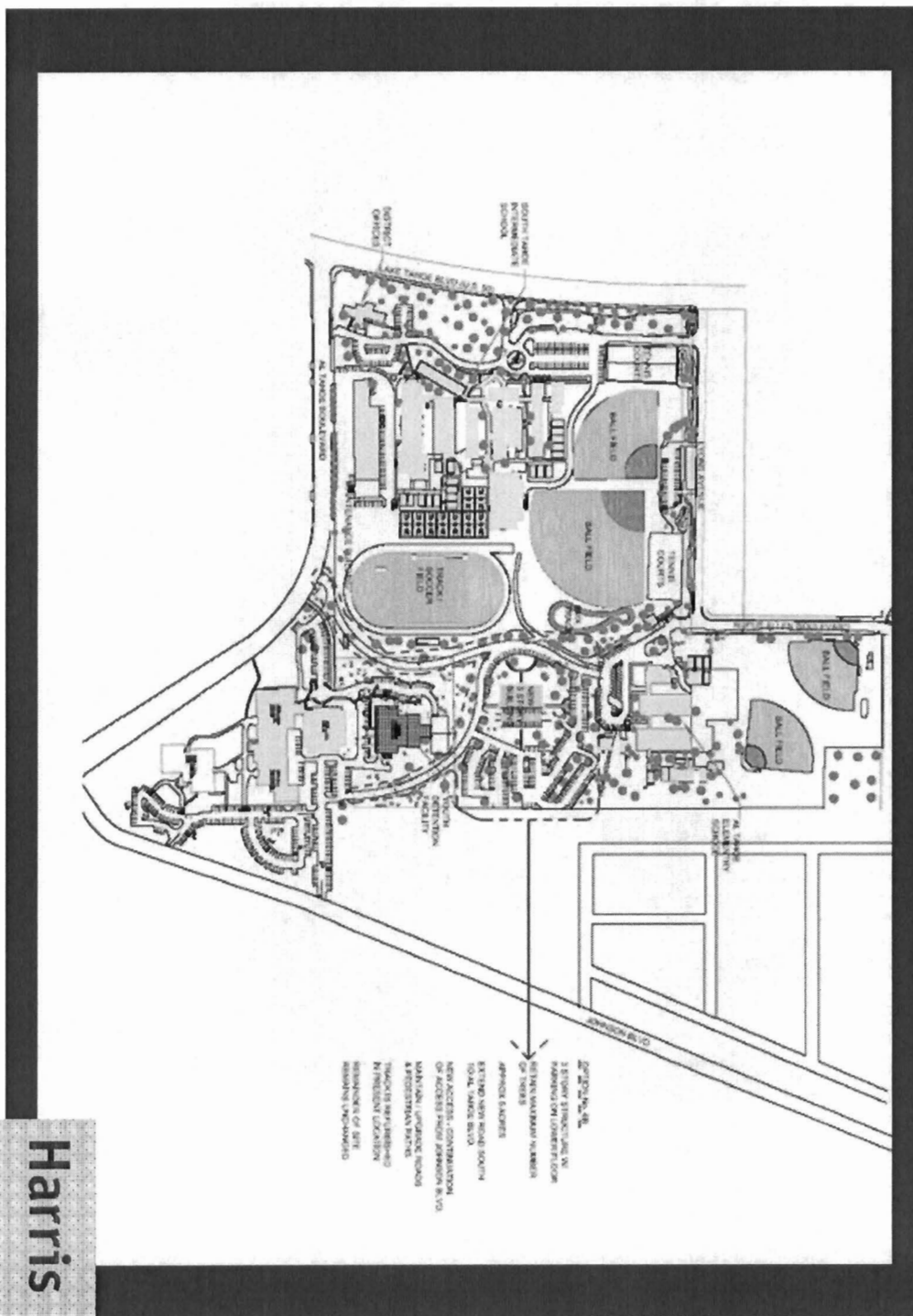
Option 6A – Two Story



NEW 2 STORY STRUCTURE
 APPROX. 1.5 ACRES
 EXTEND NORTH ROAD SOUTH
 TO AL LAMAR BLVD.
 NEW ACCESS, CONTINUITY
 OF ACCESS FROM JOHNSON BLVD.
 THROUGH LANDSCAPED PARKING
 & TREED ZONE
 TRUCKS & EQUIPMENT
 TO PREVENT LOCATION
 RELOCATION OF SITE
 REMAINS UNCHANGED

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1. The first part of the document is a title page. It contains the title "The Role of the State in the Development of the Economy" and the author's name "John Maynard Keynes".

2. The second part of the document is a preface. It discusses the importance of the state in the development of the economy and the role of the state in the development of the economy.

3. The third part of the document is the main body of the text. It is divided into several chapters, each dealing with a different aspect of the state's role in the economy.

4. The fourth part of the document is a conclusion. It summarizes the main points of the text and discusses the implications of the state's role in the development of the economy.

5. The fifth part of the document is a list of references. It lists the sources used in the text, including books, articles, and other documents.

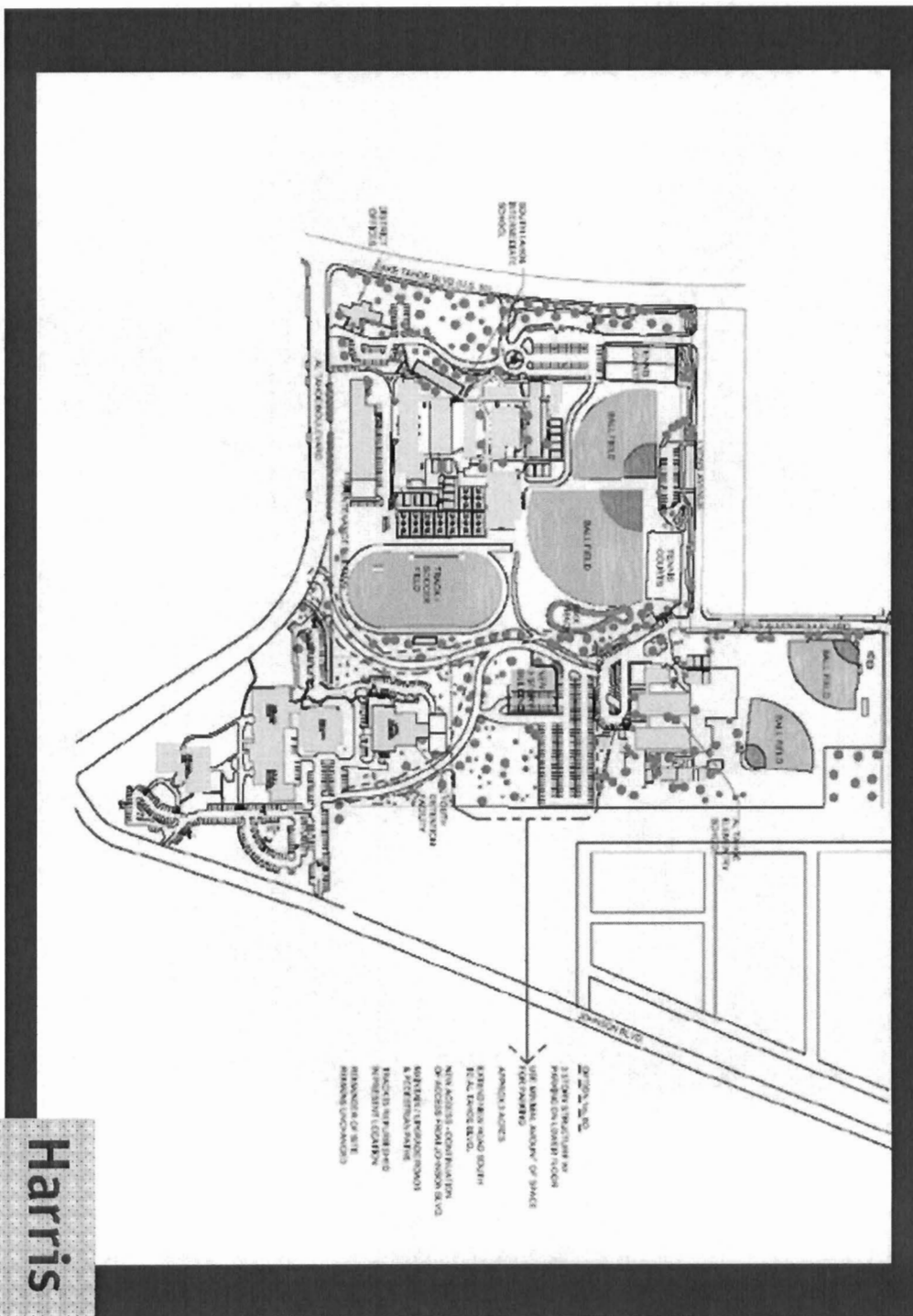
6. The sixth part of the document is an index. It lists the topics covered in the text and the pages where they are discussed.

7. The seventh part of the document is a list of footnotes. It provides additional information on the topics discussed in the text.

8. The eighth part of the document is a list of appendices. It contains supplementary material, such as tables and figures, that are related to the main text.

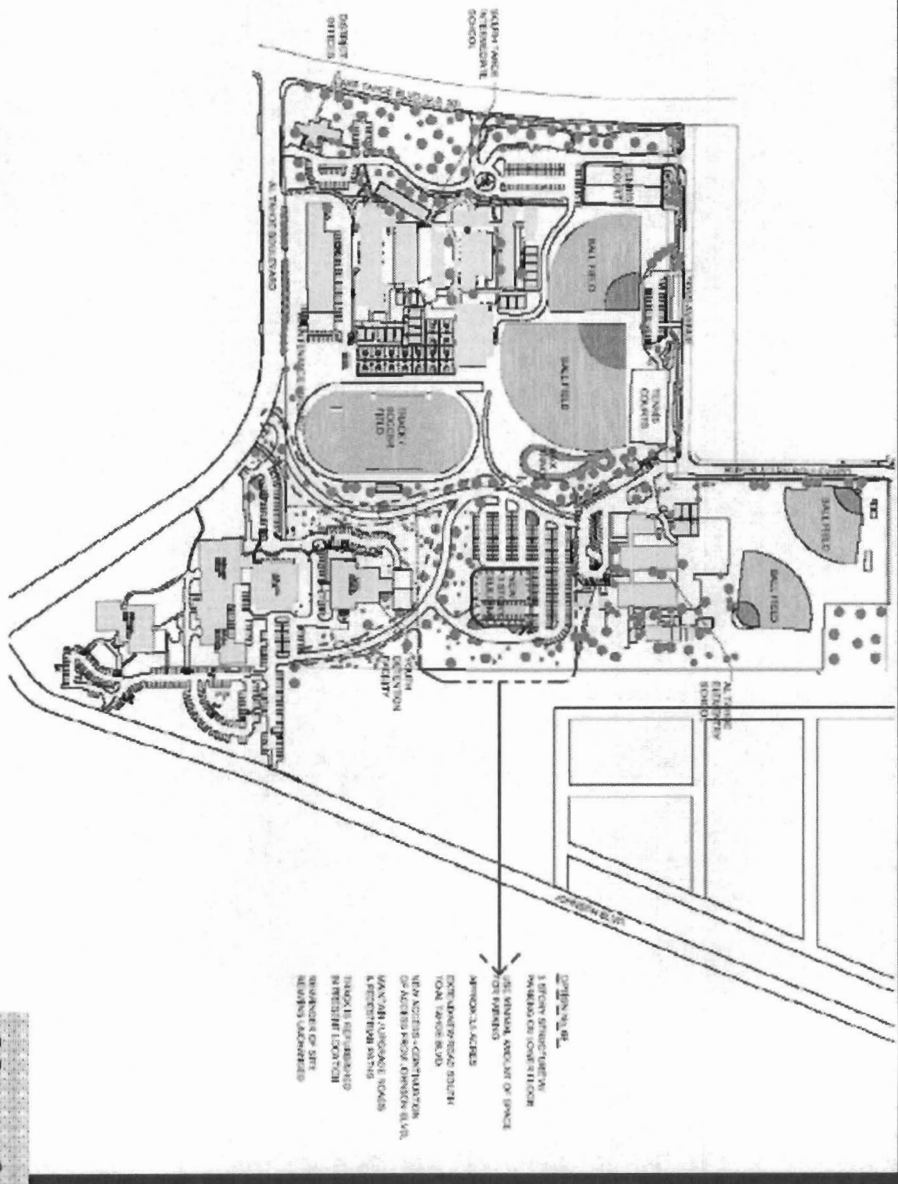
9. The ninth part of the document is a list of glossary. It defines the key terms used in the text.

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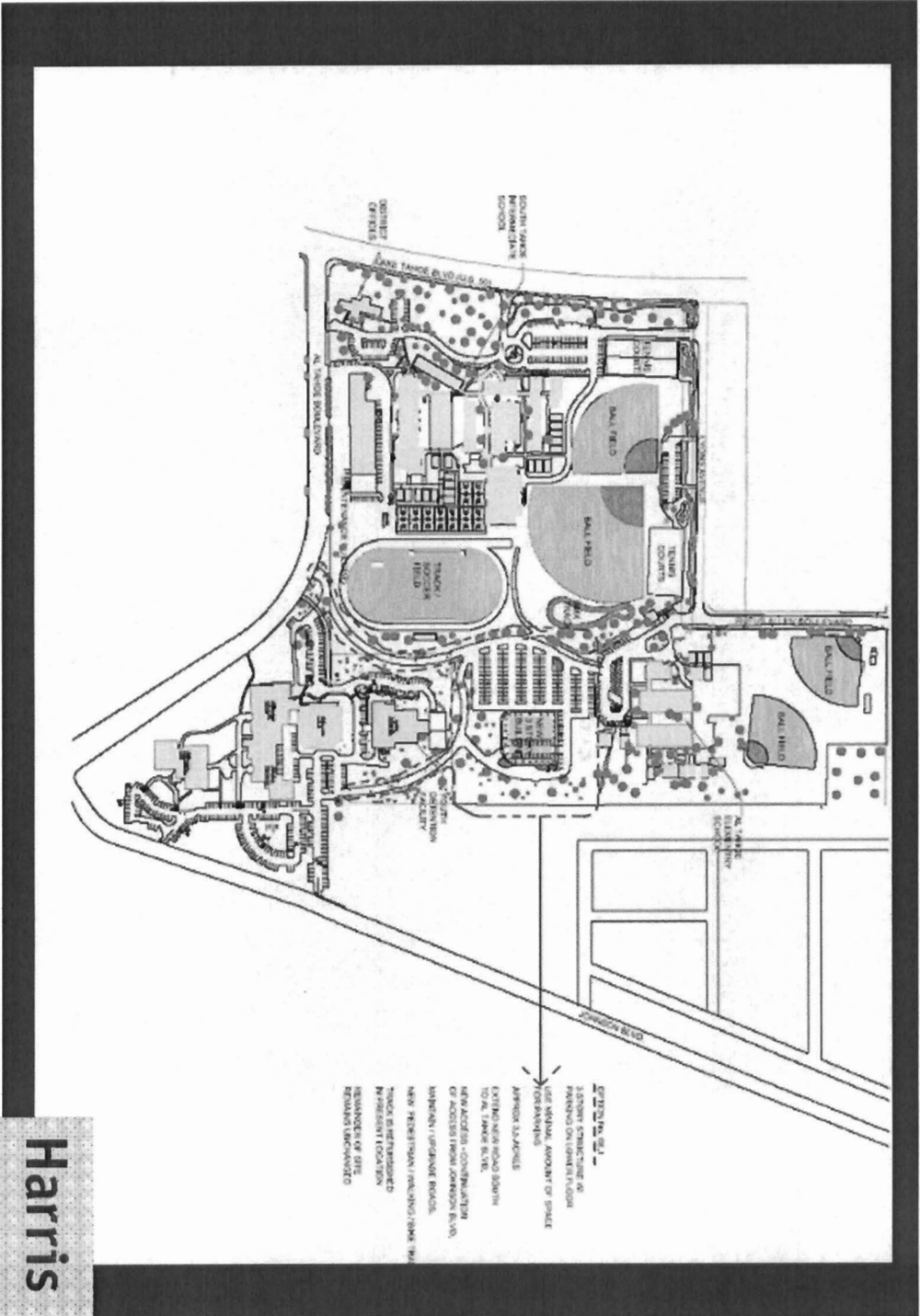


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Option 6E



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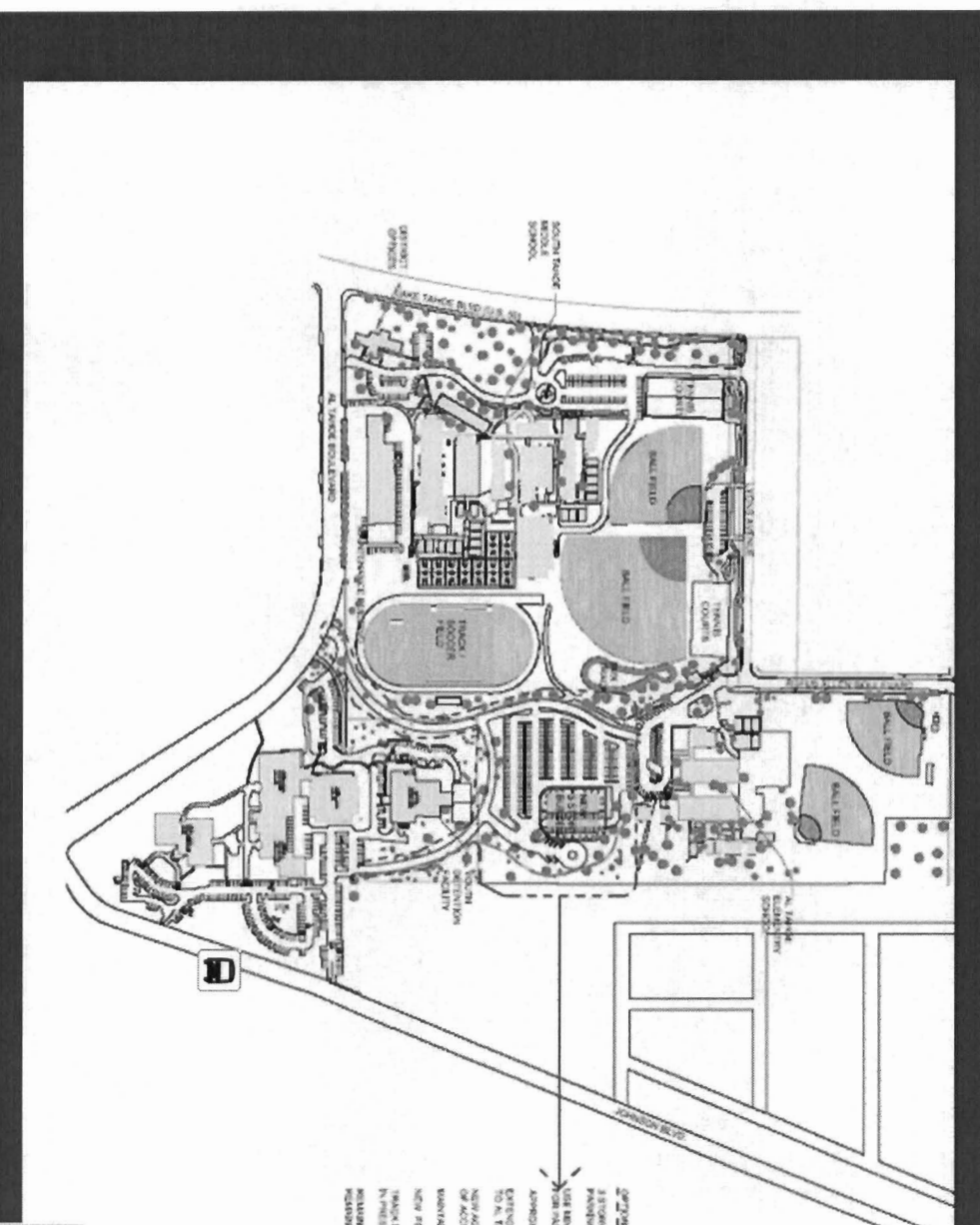
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Option 6E Summary

OPTION NO. 6E New Facility in Undeveloped Area South of Al Tahoe Elementary

- No Disruption to Existing Functions
- Connects Pedestrian & Bicycle Facilities
- Walkable Community / Reduced VMT's
- Access to Public Transit
- Optimizes & Complements Adjacent Uses
- Connection of Education, Recreation & Government Corridor

ESTIMATED CONSTRUCTION COSTS

Outdoor Community Sports
Complex- *Track / Soccer / Concessions:* \$1,969,275

OPTION 6E.2 - 3 Story No Basement: \$20,866,184

OPTION 6E.2 - 3 Story w/ Basement: \$25,115,625

OPTION 6E BENEFITS

ENHANCES COMMUNITY ACTIVITIES

COMPLEMENTS COMMUNITY PLAN

WALKABLE COMMUNITY

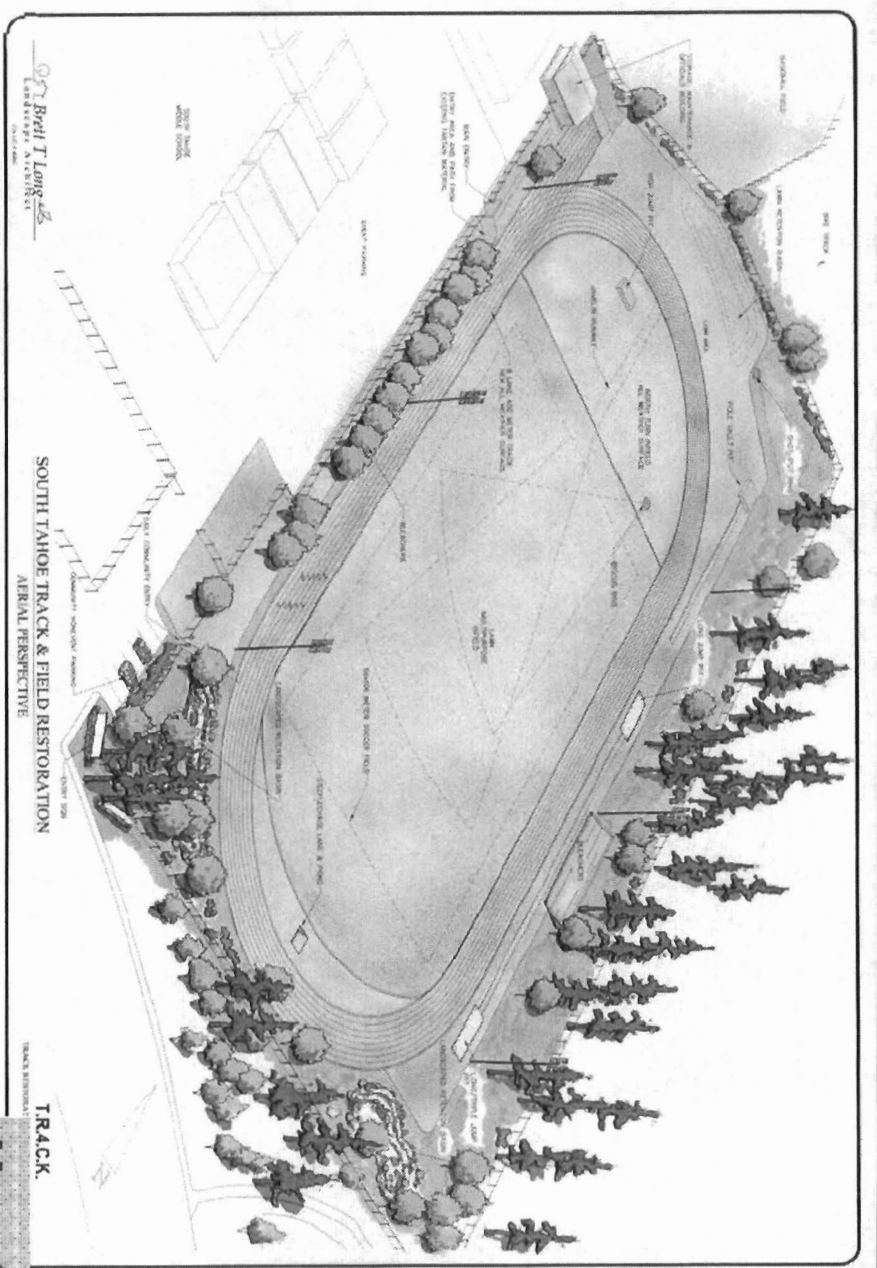
FACILITATES FUTURE PERFORMING ARTS
FUNCTIONS

FITS WITHIN SOUTH SHORE PARTNERSHIP
GOALS FOR COMMUNITY (VISION)

PROVIDES OPPORTUNITY FOR INTEGRATION
OF “GREEN” BUILDING / SUSTAINABLE DESIGN

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PHASE I - Outdoor Sports Complex



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NEXT STEPS

- PHASE I – Secure Funding & Start Outdoor Sports Complex
- Public Hearings / Site Selection for Joint-Use Government Facility
- Memorandum Of Understanding (MOU)
- PHASE II – Project Definition / Programming
- PHASE III – Design & Construction

Conclusion...

Thank You

Harris

DATE 8/21/06
cc: Co. Coun., CAO, Viewing
copy

2006 AUG 21 PM 1:38

To: Board of Supervisors
El Dorado County, California

RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY

Re: Proposed Construction of a govern-
ment Center, a joint use facility shared
by the City of South Lake, Lake Tahoe
Unified School District, and El Dorado
County.

Honorable Ladies and Gentlemen:

My name is Bill Crawford. I have
lived in El Dorado County since 1964.
I have lived in the City of South Lake
Tahoe since 1967. I am a retired public
school teacher. I have served a four
term on the city Council.

The proposed government center is a
costly undertaking. It will re-
quire a considerable amount of goodwill
and cooperation by all parties. Because
of my experience as a school teacher
and council member, I have serious
reservations about the ability of the

three entities sharing (using) a facility on a daily basis harmoniously. The situation may lead to the creation of one big unhappy family living under the same roof. Please remember that this proposed joint venture will be costly and once completed, whether it works well or not, everyone will be stuck with it for decades.

On the subject of cooperation, its history, etc. I cite the following: On September 2, 1975, the City and school district entered into a "mutual use and maintenance agreement." The document relates to the use of recreational facilities, some owned by the city, some owned by the school district. According to the document Chapter 6 of Division 12 of the Education Code provides for such agreements in the area of recreation programs. Does the Ed Code provide for joint use of office space? This agreement will expire after 30 years.

What has happened to the agreement? Number 14 of the agreement states "The terms hereof to the contrary notwithstanding,

the maintenance of the Tartan Track located at the South Tahoe Intermediate School shall be the sole responsibility of the City." For over a decade the City has not maintained the track and is in breach of the agreement. Consequently, the track has fallen apart and cannot be used for competitive high school track meets. And the school district has not lifted a finger to hold the City in breach of the agreement.

Also, the City and school district have allowed public tennis courts to become weed patches because they have not cooperated to maintain them. Presently, the City and the school district have not agreed on when the high school swim team can use the City's swimming pool.

Again on the subject of cooperation: When I served on the City Council from 1998-2002, the City and the County could not reach agreement on a site for a City hall, nor could the City and the County agree on sharing the cost of funding for an animal shelter at the south shore.

Recently, the City has moved City offices to the City airport. Space has been set aside for City Council meetings. The move has cost over a million dollars and is not complete. The City has a "new" facility. So why go to the expense of one more facility, joint use or otherwise?

The school district has a district office that houses a room for public board meetings. And the district is losing student enrollment and has closed schools. The district is in decline. Under the circumstances a new facility does not make sense and cannot be justified.

County offices are housed in the County owned building on the corner of Takala and highway 50. If the County were to move from the site, could the County sale the building? The building may not be the "best" or most desirable, but it does work. Again, under the circumstances of economic decline at the south shore, it isn't likely that the County could sale the Takala building in a reasonable period of time.

At this time there is not a firm cost figure for financing the proposed joint venture. A number has been thrown out, \$30 million. Thus, if so, who pays? What will the project cost the city? school district? County? And will there be public taxation? When and how will the parties come to agreement on cost sharing? What will be the consequence, if one or more parties breach the agreement?

Finally, the most important question is this: If this project is built, will the citizens get better government? Will our children receive a better education? It isn't likely. And that's the real bottom line.

I have attended two public meetings on the proposal and heard the drive passed out as discussion by the proponents. Drive that compares to a child's Christmas wish list. We need leadership that serves the general good. We don't need empire building by those who put forward self-serving concepts.

Sincerely,
Bill Crawford

(530) 542-2158

P.O. Box 148
SLT, Ca 96156