



County of El Dorado

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Legislation Details (With Text)

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On agenda: 2/25/2020 **Final action:** 2/25/2020

Title: Chief Administrative Office recommending the Board approve and authorize the Chief Administrative Officer to sign an "Acknowledgement and Consent to Sublease" to allow the City of South Lake Tahoe to sublease a portion of County-owned property in the City of South Lake Tahoe to the California-Tahoe Emergency Services Operations Authority (Cal Tahoe) for temporary use as headquarters for ambulance transport operations.

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - CTESOA Sublease and consent, 2. Executed Agreement

Date	Ver.	Action By	Action	Result
2/25/2020	1	Board of Supervisors	Approved	Pass

Chief Administrative Office recommending the Board approve and authorize the Chief Administrative Officer to sign an "Acknowledgement and Consent to Sublease" to allow the City of South Lake Tahoe to sublease a portion of County-owned property in the City of South Lake Tahoe to the California-Tahoe Emergency Services Operations Authority (Cal Tahoe) for temporary use as headquarters for ambulance transport operations.

FUNDING: N/A

DISCUSSION / BACKGROUND

The Cal Tahoe JPA is the County's ambulance operations contractor for the service area in the Lake Tahoe Basin. The JPA has used a City of South Lake Tahoe Fire Department station as its base of operations since 2013. The Fire Department has received a grant that provides funding for the Department to staff the station with an engine crew, making it necessary for the JPA to find new headquarters. In order to keep the JPA's headquarters centrally located to maintain its service levels in the basin, the City of South Lake Tahoe has offered to sublease a vacant building that the City currently leases from the County.

The building was most recently used by the Lake Tahoe Visitors' Authority (LTVA) and has been vacant since LTVA left in August, 2018. The building is located on approximately 41 acres of land on which the El Dorado County Library, the City's Campground By The Lake, the County's vector control operations, the Senior Center, the City's Lakeview Commons recreational area, and other existing community buildings are located. The City of South Lake Tahoe is the owner of approximately 15 acres of land on which some City Public Works functions, the City's Ice Arena, and the City's existing Recreation/Swim Complex are located. Combined, these parcels comprise the land area commonly known as the "56-Acres."

Under the terms of multiple agreements initially executed in 1968 and amended numerous times over the past 52 years, the City and the County have jointly utilized the "56-Acres". The current lease requires written approval of the County for the City to sublease any portion of the County-owned property. The proposed sublease provides for an initial term of 18 months and rent of \$1 per year. The JPA is responsible for funding all required tenant improvements which are necessary to accommodate office space and sleeping quarters for the ambulance crews. The sublease includes a provision for a five-year renewal upon expiration of the initial term; however, this would take the term of the sublease beyond the term of the current lease between the City and County. Accordingly, the sublease stipulates that it will automatically terminate if the City and County have not executed a new lease or an extension to the current lease at least 90 days prior to the expiration of the City's lease.

The Board is asked to authorize the Chief Administrative Officer to sign Exhibit A to the sublease agreement, titled "Acknowledgement and Consent to Sublease."

ALTERNATIVES

Should the Board withhold its consent for the City to sublease, the JPA would have to find an alternate location. Other locations considered by the JPA are not as advantageously located and would be much more expensive to lease and renovate.

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, City of South Lake Tahoe, Cal Tahoe JPA

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Public Safety - This agreement is the lowest cost option that will allow for the ambulance service provider to maintain its current level of service to the County's residents and visitors.

CONTACT

Sue Hennike, Chief Administrative Office