

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **AUGUST 21, 2012**

From: *WD* **JAMES DURFEE / MARK RIDEOUT**

Subject: **TAHOE CITY GOLF COURSE ACQUISITION**

ACTION REQUESTED / RECOMMENDATION:

1. Approve Amendment No. 1 to Agreement No. 13100 with the Tahoe City Public Utility District for the Homewood Bike Trail shifting \$200,000 in Park Dedication Fees from Recreation Area #2, Tahoe City Public Utility District, toward acquisition of the Tahoe City Golf Course, resulting in no net county cost; and,
2. Authorize the Chair to execute the Amendment on behalf of your Board.

BACKGROUND: On February 14, 2012, your Board approved Agreement No. 13100, between the County of Placer and Tahoe City Public Utility District (TCPUD), to provide \$225,000 of Park Dedication Fees (PDF) from Recreation Area #2, Tahoe City PUD to assist the TCPUD with construction of the Homewood Bike Trail. Since that time, Cal Trans has identified unavoidable delays in the adjacent erosion control project, which will impact the Homewood Bike Trail construction schedule. TCPUD evaluated Cal Trans' revised schedule, and determined that shifting a portion of the PDF commitment will not impact ultimate delivery of the Homewood Bike Trail.

As reported to your Board on March 13, 2012, TCPUD was pursuing acquisition of the 46-acre Tahoe City Golf Course to preserve open space and provide year round recreation. Escrow closed on this \$4.7 Million acquisition on April 3, and now the TCPUD is preparing for an extensive public outreach process to identify expanded recreational opportunities. Initial analysis indicates that snowshoeing, cross country skiing, and sledding can complement the summer golf season. Additionally, the location of the existing clubhouse may support development of a visitor, cultural or recreational center. In a letter attached to the March 13th Board memorandum, TCPUD indicated they would be requesting approval to shift \$200,000 of the Homewood Bike Trail PDF funds to help fund the Tahoe City Golf Course acquisition.

Parks staff reviewed the TCPUD application, and on April 5, 2012, the Squaw Valley MAC passed a motion to support the request. On April 12, 2012, the North Tahoe Regional Advisory Council also passed a motion to support the request. On June 5, 2012, the County Parks Commission recommended that your Board approve an amendment to Agreement No. 13100, to change the scope to direct \$200,000 of the PDF commitment to the Tahoe City Golf Course acquisition. In order to change the scope of this project, your Board's approval of Amendment No. 1 to Agreement No. 13100 is required.

ENVIRONMENTAL CLEARANCE: The action requested of your Board, to amend the PDF funding agreement, is not a project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15378.

FISCAL IMPACT: Funding for the subject Agreement was previously approved by your Board for the TCPUD's use. As this Amendment only changes the scope of work, and funding for the projects is from Park Dedication Fees, there is no net county cost associated with this action.

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD: AGREEMENT NO 13100

ATTACHMENT: AMENDMENT NO. 1 TO AGREEMENT NO. 13100

JD:MR:JR:DB

cc: COUNTY EXECUTIVE OFFICE

T:\FBSMEMO2012\TC GOLF COURSE ACQ AMENDMENT

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COUNTY OF PLACER
AND
TAHOE CITY PUBLIC UTILITY DISTRICT

WITNESSETH:

WHEREAS, on January 14, 2012, your Board authorized execution of Agreement No. 13100, between the County of Placer hereinafter referred to as "COUNTY," and the Tahoe City Public Utility District, hereinafter referred to as "TCPUD," to provide \$225,000 of County Park Dedication Fees to the TCPUD for the Homewood Bike Trail Project; and

WHEREAS, construction of the Homewood Bike Trail has experienced delays beyond the control of the TCPUD; and

WHEREAS, the Tahoe City Golf Course property and facilities recently became available for acquisition; and

WHEREAS, the TCPUD has determined that acquisition of the Tahoe City Golf Course creates the opportunity to offer year round recreational activities; and

WHEREAS, the TCPUD has requested using \$200,000 of the previously allocated \$225,000 of County Park Dedication Fees for the Homewood Bike Trail Project to the acquisition of the Tahoe City Golf Course.

NOW, THEREFORE, the parties hereto agree that Agreement No. 13100 shall be amended as follows:

REVISION NO. 1

Amend the first paragraph of Agreement No 13100 to read:

"THIS AGREEMENT, made and entered into this _____ day of _____, 2012, by and between the COUNTY OF PLACER, hereinafter referred to as "COUNTY" and the TAHOE CITY PUBLIC UTILITY DISTRICT, hereinafter referred to as "TCPUD", to effect construction of the Homewood Bike Trail on the west shore of Lake Tahoe and acquisition of the Tahoe City Golf Course."

REVISION NO. 2

Amend Section 1 to read:

"County Park Dedication Fees are hereby authorized to be used by TCPUD to pay for a portion of the cost to construct the Homewood Bike Trail ("Trail"). The Trail will complete a missing section of the TCPUD's bike trail network. The Trail will be a Class I bike trail located between Cherry Street and Fawn Street in the Homewood area on the west shore of Lake Tahoe. The Trail will be asphalt paved with a minimum width of 8' and will be separated from the paved roadway surface. The Trail will be approximately one mile long. The Trail will be located on the mountain side of State Route 89.

County Park Dedication Fees are also hereby authorized to be used by TCPUD to pay for a portion of the costs to acquire the Tahoe City Golf Course property and improvements."

REVISION NO. 3

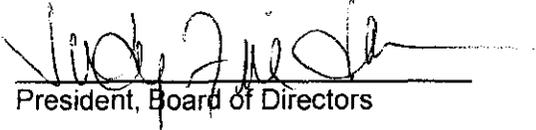
Amend Section 2 to read:

"COUNTY hereby grants to TCPUD County Park Dedication Fee funds in an amount up to TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$225,000). Park Dedication Fee Funds up to a maximum of TWO HUNDRED THOUSAND DOLLARS (\$200,000) are hereby committed to the Tahoe City Golf Course Acquisition Project. Park Dedication Fee Funds up to a maximum of TWENTY-FIVE THOUSAND DOLLARS (\$25,000) are hereby committed to the Homewood Bike Trail Construction Project.

Park Dedication Fee funds shall be released on a reimbursement basis. After the improvements are installed, COUNTY shall perform an audit of all expenses incurred. COUNTY will physically inspect and approve the facilities before releasing any funds. COUNTY shall release the Park Dedication Fees to TCPUD within forty-five (45) days of receipt of a letter requesting payment."

IN WITNESS WHEREOF, the parties hereto have caused this Amendment No. 1 to Agreement No. 13100 to be executed on behalf of the persons duly authorized by the governing boards of the parties hereto.

Tahoe City Public Utility District (TCPUD)

By:  Date 8/2/2012
President, Board of Directors

County of Placer (COUNTY)

By: _____ Date _____
Chair, Board of Supervisors

APPROVED AS TO FORM

By: _____ Date _____
County Counsel

