



Environmentally Sensitive Lands Acquisition Contact Letter

Re: El Dorado / Placer County Assessor Parcel Number _____

The California Legislature activated the California Tahoe Conservancy as a State agency in 1984. It was designated to carry out various objectives including a program of acquisitions of environmentally sensitive parcels in the Lake Tahoe Basin. Funding historically originated for this program from the Lake Tahoe Acquisitions Bond Act, approved by California voters in November 1982. Due to the successful operation of the program, these funds are mostly expended. Currently the Conservancy uses additional funding sources for new acquisitions.

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The Conservancy adopted criteria for the evaluation of up to 7,400 environmentally sensitive, privately-owned, undeveloped parcels, and has commenced pre-acquisition activities on eligible lots or parcels. The eligible parcels include stream environment zones, high-hazard lands, substandard properties, sensitive shore-zone lands and man-modified parcels or other lands needed to protect the natural environment on the California side of the Lake Tahoe Basin. Parcels are first screened for suitability through physical inspections and title review. Appraisals are then prepared to determine the fair market value of those parcels deemed suitable for acquisition. Appraised current fair market value forms the basis for any offer by the Conservancy.

Currently, our land acquisition efforts are focused on those portions of subdivisions where paved roads and utilities do not exist. Residential development of the remaining parcels in these "road-less areas" could be too costly for landowners, and their development could also have a significant impact on the Basin's natural environment and the water quality of Lake Tahoe.

If your parcel is located within one of the remaining road-less areas and if you would like the Conservancy to conduct a pre-acquisition evaluation of your property, please sign and return the permission form. This permission allows us to perform an on-site inspection, order a preliminary title report, and appraise your property, at absolutely no cost or obligation to you. If there is more than one owner, only the signature of a designated representative is required.

Please keep in mind that this letter does not constitute an offer of purchase, nor does it bind you to sell your property. Whether a purchase offer is extended will depend upon: the results of the Conservancy's investigation of the land capability or other appropriate resource characteristics; other physical conditions and the title status of the land; the availability and allocation of funds for the purchase of environmentally sensitive lots by the Conservancy; and any other matters which may bear on the suitability of the parcel(s) for Conservancy acquisition. Please note, in addition, that any such offer is contingent upon the approval of the Conservancy's Governing Board and other applicable State entities.

Should you have any questions about the program, please direct them to Amy Cecchettini (530) 543-6033 amy.cecchettini@tahoe.ca.gov, or myself at (530) 543-6016 kevin.prior@tahoe.ca.gov. Thank you for keeping the California Tahoe Conservancy in mind regarding the potential sale of your property.

Sincerely,

Kevin Prior
Chief Administrative Officer