

**TAHOE CITY COMPENSATORY MITIGATION
WETLANDS CONSERVATION EASEMENT**

Recommended Action: Adopt Resolution 16-12-02 (Attachment 1) approving the conveyance of a wetlands conservation easement from Placer County to the Tahoe City Public Utility District and the North Tahoe Fire Protection District on a portion of Placer County Assessor's Parcel Number 094-190-026 (Property) and authorizing staff to execute all necessary documents.

Location: The Property is located in Tahoe City, California near the corner of State Route 28 and Fairway Drive (Attachment 2).

Fiscal Summary: Incidental staff costs.

Overview

Description of Recommended Action

Staff requests approval for the conveyance of a wetlands conservation easement (Easement) from Placer County (County) to the Tahoe City Public Utility District (TCPUD) and the North Tahoe Fire Protection District (NTFPD). The Easement protects an existing wetlands mitigation site on the Property and provides for long-term maintenance.

The County purchased the Property in 1995 with a Conservancy-funded acquisition grant. The grant requires Conservancy Board approval of any transfers of interest in the Property. The proposed Easement is a transfer of an interest in the Property. The Easement is consistent with the purposes of the original Conservancy grant because it protects existing wetlands and water quality improvements. The County intends to convey the Easement to TCPUD and NTFPD in early 2017.

History

In 1990 and 1994, the Board authorized acquisition grant funding to support the County's Tahoe City Water Quality Improvement Project (TCWQIP). The County

purchased the Property with this grant funding in 1995, and completed the Conservancy-funded storm water improvements upon it in 1997. These storm water improvements included drainage infrastructure, a detention pond, and constructed wetlands.

In 2012, TCPUD and NTFPD jointly constructed additional wetlands on the Property to comply with Lahontan Regional Water Quality Control Board (Lahontan) permit requirements. The Lahontan permits required mitigation for wetland impacts associated with the NTFPD Public Safety Facility Project and the TCPUD Tahoe City Lakeside Trail phases V-VII. The mitigation involved the construction and permanent legal protection of wetlands. The proposed Easement satisfies these Lahontan permit conditions. The Easement and associated wetland mitigation does not adversely affect the TCWQIP because it provides additional functional wetlands on the Property.

NTFPD constructed the Public Safety Facility Project in 2011 to address community fire protection and safety needs. TCPUD completed the Tahoe City Lakeside Trail in 2012, providing multi-use trail connectivity and public access through Tahoe City. The Easement will assist NTFPD and TCPUD in completing permit requirements for these priority projects. The Board previously authorized coverage transfers for the TCPUD and NTFPD projects in 2003 and 2010, respectively.

Authority

Consistency with the Conservancy's Enabling Legislation

The Board's approval of the County's conveyance of an Easement is consistent with the Conservancy's enabling legislation (Government Code Title 7.42). Specifically, section 66907.8 authorizes the Conservancy to transfer any real property interest to fulfill its purposes of protecting the natural environment and promoting State planning priorities. Section 66907.9 authorizes the Conservancy to participate in agreements for the management of land under its ownership or control with local public agencies.

Consistency with the Conservancy's Strategic Plan

The recommended action is consistent with the Strategic Plan because it supports high priority conservation and recreation Environmental Improvement Program (EIP) projects (Strategy II).

