

## ATTACHMENT 2

### LAND MANAGEMENT CLASSIFICATIONS

Staff will use the following classifications to assist with the management of Conservancy lands. Currently, the California Tahoe Conservancy (Conservancy) manages nearly 4,700 parcels of land, totaling over 6,500 acres. Most parcels fall under one classification; however, some parcels may have multiple classifications. For example, Van Sickle Bi-State Park has a developed recreation site, but also contains general conservation lands. As the Conservancy implements capital outlay projects to realize the purposes of acquisition for specific lands, the classification type as well as management objective may change.

The Conservancy divides its ownership into the following classifications.

#### 1. Fee Title Lands

##### *a) Urban Lots*

Urban lots are typically environmentally sensitive parcels, averaging a quarter acre in size, and located within residential subdivisions. Conservancy Land Bank Program and bulk acquisitions, however, resulted in the inclusion of higher capability lands.

Staff maintains urban lots in their natural state to reduce the amount of impervious area within neighborhoods and furthers state, regional, and environmental goals. The urban lots provide a number of ecological and social functions, including wildlife habitat and corridors, water quality and sensitive habitat protection, neighborhood open space, cultural resource protection, scenic values, and urban noise filters. While most of these parcels remain undeveloped, some provide opportunities for important public service projects, such as area wide water quality treatment facilities, bicycle trails, or other projects that further the Lake Tahoe Environmental Improvement Program (EIP) goals.

##### *b) General Conservation*

General Conservation includes larger contiguous acreage and lakefront primarily managed for natural resource objectives. These lands also provide opportunities for dispersed recreation.

Staff and contractors construct elements (such as trails, signage, fencing, stairs, trash receptacles, seasonal restrooms) when needed to protect natural resources, rather than for user comfort and convenience. Staff provides operation and maintenance of these

elements. Parking is normally off-site on road shoulders. The remote nature of some of these properties attracts illegal activities and sometimes requires special management.

General Conservation lands are categorized into three geographical types:

- i. **Beach** – Staff maintains, enhances, and protects populations and unique habitats of special-status species (e.g., Tahoe yellow cress) while providing for passive and dispersed recreation. With limited structural improvements, staff manages beaches as an alternative recreation experience to Developed Recreation sites, providing shoreline access. These sites also provide aesthetic values to and from Lake Tahoe.
- ii. **Forest** – The Conservancy owns an estimated 5,560 acres of forested land, which varies by forest structure, age and species mixture, topography, and location relative to urban areas. Staff manages forested lands to restore and enhance historic forest stand structure and species diversity, maintain natural hydrologic processes, and protect habitat for species that are tolerant of moderate human use. Forest management creates forests that are healthier and more resilient to drought, pests, and disease.
- iii. **River and Riparian Corridor** – The Conservancy owns hundreds of acres of non-urban riparian habitat. This includes rivers or streams, channel banks, meadows, marshland, and stream environment zone (SEZ). Staff manages these lands to maintain the natural, dynamic conditions of rivers, promote functional riparian habitat, and promote diverse aquatic habitat suitable for native and game species. This may include habitat for threatened, endangered, sensitive, or other special-status species and communities. Staff strive to maintain passive recreational use of river channels while protecting sensitive habitat and limiting disturbance to wildlife. Staff also monitor and control conifer encroachment into wet meadows.

*c) Developed Recreation*

Recreation use is the predominant resource value of Developed Recreation lands, which is consistent with the purpose of acquisition. This classification includes development on recreational sites, such as picnic areas, parking, water quality improvements, non-motorized watercraft launches, public restrooms, and interpretive elements. Staff strives to provide universal access to desirable features, landscapes, constructed amenities, or other points of interest.

Developed facilities require long-term agency investment for maintenance, infrastructure modifications, and planned replacement. Infrastructure is designed for a predicted level of use, where temporary resources may be required for peak periods. Visitors typically access developed sites by collector or arterial routes rather than through residential neighborhood streets. Facilities are operated year-round or for a limited season. Many facilities experience a lower level of use outside of the planned use season, so restrooms are closed. The Conservancy may operate such sites directly or in partnership with other public agencies, non-governmental organizations, concessionaires, or through management agreements with public or private entities.

Developed Recreation lands are also categorized into three types:

- i. **Beach** – Staff manages lakefront recreation facilities to facilitate lake-oriented recreation and shoreline access.
- ii. **Forest** – Staff generally develops recreation facilities on forested upland parcels to create access to greater forested parcels and protect cultural resources.
- iii. **River and Riparian Corridor** – Staff manages riverfront recreation facilities to facilitate river-oriented recreation and access.

*d) Asset Lands*

Asset Lands are generally parcels that the Conservancy acquired to obtain land coverage, facilitate EIP projects (e.g., a visitor center) that are no longer planned, or as part of a “bulk acquisition” of both sensitive and developable non-sensitive parcels from a single seller. These parcels are located in three urbanized areas (Tahoe Valley, Meyers, and Kings Beach) that could support sustainable compact development consistent with the local area or town center plans. The Land Transfer Guidelines govern the sale or exchange of Asset Lands.

Currently, all identified Asset Lands fall within the Urban Lot classification (identified above) and will be managed consistent with that classification until transferred. The Conservancy avoids large capital investments in these properties whenever possible.

**2) Non-Fee Title Lands (lands managed but not owned)**

*a) Land Management Agreements*

In special circumstances, the Conservancy manages land it does not own in accordance with plans, policies, and agreements with other public landowners. For example, from 1987 to 2016, the Conservancy managed 108 lots in the Rubicon Subdivision for California State Parks.

*b) Conservation, Public Access, and Recreation Easements*

The Conservancy uses standard easement terms and conditions to provide open space, public access, and natural resource protection values.

*c) Project Related Easements*

The Conservancy holds easements, licenses, and permits for site improvement projects and for environmental protection, which requires monitoring or direct land management.