



## MEETING OF THE CALIFORNIA TAHOE CONSERVANCY BOARD

Thursday, April 26, 2018 at ~~9:30 a.m.~~~~10:30 a.m.~~

Lake Tahoe Community College  
1 College Drive, Board Room L104  
South Lake Tahoe, CA 96150

### Directions to Lake Tahoe Community College:

#### BOARD MEMBERS

From CA/NV Stateline:

**BROOKE LAINE, Chair**  
*City of South Lake Tahoe*

On U.S. Highway 50 westbound, travel approximately 3 miles. Turn left on Al Tahoe Boulevard. Travel approximately 0.7 mile. Turn right on College Drive. Parking is available in the main parking lot. Board Room L104 is located across the hall from the Library.

**LYNN SUTER, Vice-Chair**  
*Public Member*

**LARRY SEVISON**  
*Placer County*

From South Lake Tahoe "Y" at U.S. Highway 50 and State Route 89:

**ADAM ACOSTA**  
*Public Member*

On U.S. Highway 50 eastbound, travel approximately 2 miles. Turn right on Al Tahoe Boulevard. Travel approximately 0.7 mile. Turn right on College Drive. Parking is available in the main parking lot. Board Room L104 is located across the hall from the Library.

**TODD FERRARA**  
*Resources Agency*

**KAREN FINN**  
*Department of Finance*

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**Board Meeting: 9:30 a.m. ~~10:30 a.m.~~**

**SUE NOVASEL**  
*El Dorado County*

1. Roll Call

**JEFF MARSOLAIS**  
*U.S. Forest Service (ex-officio)*

2. Consent Items

**a. Approval of Minutes (Resolution 18-04-01)**

**b. Approval of Board Agenda (Resolution 18-04-02)**

**PATRICK WRIGHT**  
*Executive Director*

3. Executive Director's Report

- Budget Update
- Tahoe Keys Property Owners Association Corporation Yard Relocation Project
- Johnson Meadow Acquisition

4. Public Comment on Items Not on the Agenda

5. Project and Program Authorizations

**a. Bijou Park Creek Restoration Priority Acquisitions:** Consideration and possible authorization of a grant augmentation of up to \$793,991 to the City of South Lake Tahoe to acquire two parcels located at 3593 Shirley Avenue and 3590 Bill Avenue.

CEQA consideration: categorical exemption

**(Resolution 18-04-03)**

6. Discussion Items

**a. Update of Conservancy Asset Lands at 1860 Lake Tahoe Boulevard, 1029 Tata Lane, and 833 Emerald Bay Road (Discussion only):** Discuss the status of the Conservancy Asset Lands located at 1860 Lake Tahoe Boulevard, 1029 Tata Lane, and 833 Emerald Bay Road within the Tahoe Valley Area Plan.

CEQA consideration: not applicable

**b. US 50/South Shore Community Revitalization Project (Discussion only):** Discuss the proposed realignment of U.S. Highway 50 and the potential impacts to Van Sickle Bi-State Park.

CEQA consideration: not applicable

7. Chair's Report

**a. Operations Committee Items (Discussion only):** Discuss the following items:

- Conservancy Board Policies and Procedures Outline
- Executive Director Performance Evaluation Process

8. Board Member Comment

**a. Potential Agenda Items for the June 21 Board Meeting (Discussion only):** Discuss potential agenda items for the June 21 Board meeting.

9. Public Comment on Items Not on the Agenda

10. Strategic Planning Process

**a. 2018-2023 Strategic Plan Update (Discussion only):** Discuss what strategies the Conservancy should pursue in its 2018-2023 Strategic Plan as part of a facilitated workshop.

CEQA consideration: not applicable

11. Adjourn

**Schedule/General Meeting Information:** Agenda items may be taken out of sequence at the discretion of the Conservancy Board Chair. Items are numbered for identification purposes and will not necessarily be considered in this order. Members of the public intending to comment on agenda and non-agenda items may be asked to use the meeting sign-in sheet before the start of the meeting. The Board Chair may limit the amount of time allocated for public comment on particular issues and for each individual speaker. All Board materials, such as Board books and Board packets, exhibits, power-point presentations, and agenda materials, are hereby made a part of the record for the appropriate item.

**Discussion Items:** Discussion items or tours involve staff presentations and updates; no Board action will be taken. (Gov. Code, § 11122.)

**Consent Items:** Consent items are expected to be routine and non-controversial. Recommendations will ordinarily be acted on without discussion. If any Board member, staff member, or other interested party or member of the public requests discussion of a consent item, it may be removed from consent and taken up in the regular agenda order, or in an order determined by the Board Chair.

**Staff Reports:** Staff reports on individual agenda items requiring Board action may be obtained on the Conservancy's website at <http://www.tahoe.ca.gov> or at the Conservancy's office. Staff reports will also be available at the Board meeting.

**Meeting Information:** Please contact Lori Uriz by e-mail at [lori.uriz@tahoe.ca.gov](mailto:lori.uriz@tahoe.ca.gov), by phone at (530) 542-5580 or (530) 543-6069, or regular mail correspondence to 1061 Third Street, South Lake Tahoe, California 96150.

**Accessibility:** In accordance with Title II of the Americans with Disabilities Act of 1990, reasonable accommodations are available. Requests for reasonable accommodations should be made at least five working days in advance of the meeting date. To request reasonable accommodations, including documents in alternative formats, please call (530) 542-5580 [California Relay Service (866) 735-0373 or 711].

**Use of Electronic Devices:** Board members accessing their laptops, phones, or other electronic devices may use the equipment during the meeting to view the meeting materials which are provided in electronic format. Any use of these devices for direct communication employed by a majority of the members of a State body to develop a collective concurrence as to action to be taken on an item is prohibited.

Cover Photo:  
*Courtesy of Tom Schaefer*

California Tahoe Conservancy  
Agenda Item 2.a.  
April 26, 2018

**BOARD MEETING MINUTES  
MARCH 14, 2018**

**March 14, 2018 (9:30 a.m.) Board Meeting**

The minutes are prepared from the same-day audio recording and transcription by Foothill Transcription Company certified on March 27, 2018.

**Agenda Item 1. Roll Call**

Chair Brooke Laine called the meeting to order with a 9:30 a.m. roll call at the North Tahoe Event Center in Kings Beach, California and the teleconference meeting location at the California Department of Finance, Redwood Room in Sacramento, California.

**Members present:**

Brooke Laine, Chair, City of South Lake Tahoe  
Adam Acosta, Public Member  
Julie Alvis, California Natural Resources Agency (teleconference location)  
Karen Finn, California Department of Finance (teleconference location)  
Jennifer Montgomery, Placer County  
Sue Novasel, El Dorado County  
Lynn Suter, Vice-Chair, Public Member (arrived at 11:00 a.m.) (teleconference location)

**Member absent:**

Jeff Marsolais, U.S. Forest Service (ex officio)

**Others present:**

Danae Aitchison, Deputy Attorney General  
Patrick Wright, Executive Director  
Jane Freeman, Deputy Director

Mike Steeves, Staff Counsel

## **Agenda Item 2. Minutes**

The California Tahoe Conservancy Board (Board) considered the minutes from the December 7, 2017 meeting. Ms. Novasel moved approval and Mr. Acosta seconded the motion. Ms. Montgomery abstained from the vote because she was not present at the December Board meeting. **Resolution 18-03-01** passed on a roll call vote.

## **Agenda Item 3. Executive Director's Report**

Mr. Wright reported several updates. First, Mr. Wright explained that most of the items the Conservancy proposed for next year's budget were introduced as part of the Governor's Budget in January. Mr. Wright said the primary focus is Proposition 68, which will be on the ballot in June. Proposition 68 would give the Conservancy \$27 million and help the Conservancy advance projects like the Upper Truckee Marsh.

Mr. Wright next said the Conservancy is also making progress on Lake Tahoe West, including developing a landscape resilience assessment and a restoration strategy. Mr. Wright said the Conservancy is also partnering with the Sierra Nevada Conservancy on a large landscape project with the Lake Tahoe Basin Management Unit, El Dorado, and Tahoe National Forests. Mr. Wright stated the Conservancy has a grant application into California Department of Forestry and Fire Protection (CAL FIRE) through its cap and trade funding, and the Conservancy hopes to hear soon whether it is accepted.

Mr. Wright stated that staff is having productive discussions with Sutter Capital Group (SCG) regarding the Conservancy's Asset Land located at 2070 Lake Tahoe Boulevard near The Crossing. Mr. Wright said the Conservancy and SCG are discussing different development options, including workforce housing, and improvements that support the City of South Lake Tahoe's (City) Greenbelt Project. Mr. Wright also mentioned that staff will discuss other Asset Lands near the "Y" in South Lake Tahoe with the Board soon.

Mr. Wright said staff is spending a lot of time on developing the Strategic Plan and providing the Board with as much information as possible. Mr. Wright explained staff tried to give the Board a good perspective on what the Conservancy committed to five years ago and where the successes and challenges lie. Mr. Wright said staff did this so the Board is in a better position to think about how to move forward.

Mr. Wright also welcomed Graham St. Michel, Staff Attorney, to the Conservancy.

#### **Agenda Item 4. Public Comment on Non-Agenda Items**

Ms. Ellie Waller, a Tahoe Vista resident, commented on the potential new gas station in Kings Beach and requested that the Conservancy consider acquiring the associated parcel.

Ms. Waller also requested the Conservancy consider acquiring a parcel associated with the upcoming Griff Creek and State Route 267-28 realignment, which would open a beach vista. Chair Laine thanked Ms. Waller for her comments.

Ms. Norma Santiago asked about the status of the Johnson Meadow acquisition. Mr. Wright said the acquisition is moving forward, and the closing is imminent. Mr. Wright said the Johnson Meadow acquisition is probably the highest priority acquisition in South Shore because it is the last remaining large private parcel in the Upper Truckee River.

#### **Agenda Item 5. Consent Item**

The Board considered the following item on consent:

##### **a. Southern Nevada Public Land Management Act Round 16 Cold Creek Fuel Hazard Reduction Project**

Consideration and possible authorization to enter into a contract with the California Conservation Corps for up to \$42,250 for the implementation of the Cold Creek Fuel Hazard Reduction Project.

**(Resolution 18-03-02)**

**Chair Laine called for a vote on Resolution 18-03-02. Ms. Novasel moved for approval and Ms. Montgomery seconded the motion. The motion passed unanimously on a roll call vote.**

## **Agenda Item 6. Project and Program Authorizations**

### **a. Greenway Shared Use Trail Phase 1b and 2 Project**

Mr. Stu Roll, SEZ/Watershed Restoration Program Supervisor, presented Item 6.a.

Ms. Novasel thanked Mr. Roll and the Conservancy for allowing El Dorado County to be able to help. Ms. Novasel also thanked the El Dorado County staff and said they have done an amazing job collaborating with the agencies.

Ms. Montgomery congratulated the Conservancy and El Dorado County staff. Ms. Montgomery said there are some great opportunities for the Conservancy to partner with local government entities on infrastructure projects.

Ms. Montgomery asked whether the \$5.5 million price and cost that Mr. Roll identified included the 25 percent tariff on steel. Mr. Roll said the estimate was prepared prior to the tariffs.

Chair Laine asked if there is any kind of contingency built into the planning. Mr. Roll said there is about a \$1.5 million contingency. Mr. Roll said he has discussed the contingency with El Dorado County staff, and they feel confident with the contingency amount because El Dorado County has the in-house expertise for engineering and construction oversight. Mr. Roll said there are concerns with the tariffs and potential for rising costs, but El Dorado County is confident that the contingency will help.

Mr. Acosta and Mr. Roll discussed the construction schedule of the project.

Ms. Finn commented that the project is contingent on a budget action. Mr. Roll explained that the project is a line item in the State budget, and it is subject to legislative approval. Mr. Roll said if the project is included as part of the 2018 Budget Act, then there will be legislative authority to move forward with the project.

Chair Laine asked when that action would occur. Mr. Roll said the State Budget Act is approved in late June or early July.

Chair Laine then read a written comment into the record from Judi Allen, a resident of the City, on the excessive signage in such a small area of an

environmentally sensitive project. Mr. Roll said the comment will be considered moving forward into the design phase. Mr. Roll stated that there are constraints because of the safety requirements with bike trails when they cross other streets. Mr. Roll said the Conservancy will work with El Dorado County on the signage requirements.

There was no additional public comment.

**Chair Laine called for a vote on Resolution 18-03-03. Ms. Novasel moved for approval and Mr. Acosta seconded the motion. The motion passed unanimously on a roll call vote.**

#### **b. Lake Tahoe Science and Lake Improvement Account Awards**

Ms. Whitney Brennan, Senior Environmental Scientist, presented Item 6.b.

Ms. Novasel said the aquatic invasive species program is critical to the health of Lake Tahoe. Ms. Novasel also expressed her appreciation on Tahoe Regional Planning Agency's (TRPA) Shoreline grant. Ms. Novasel then commented on the Water Trail grant and said it is critically important to inform the tourists and locals how to get around Lake Tahoe with interpretive signage.

Ms. Montgomery asked whether the Meeks Bay Marina is owned by the Washoe Tribe and if the Tribe has been consulted in this process. Ms. Brennan said the U.S. Forest Service owns the Marina. Ms. Brennan stated that the U.S. Forest Service works closely with the Tribe and the Tribe is excited about the project.

Ms. Montgomery disclosed that she worked for the Sierra Business Council (SBC) in the late 1990s but no longer does; and she does not have any economic interests with SBC. Ms. Montgomery asked if there would be two signs at each location, one in the water and another on land. Ms. Brennan said yes, the bigger signs are for the land access and the wayfinding signs are so that paddlers in the water know where to get out. Ms. Brennan also mentioned that there is a mapping application for cell phones to locate exits.

Chair Laine asked for public comment.

Ms. Waller asked if the Conservancy would consider funding signage for the Truckee River as well because there is an issue with an access point. Ms. Waller also asked if there are any new beaches proposed as part of the Lake Tahoe

Shoreline Plan Outreach project and emphasized that the public outreach should include residents that do not necessarily own lakefront properties.

Ms. Brennan asked if the TRPA grantee wanted to respond to Ms. Waller's comments. Ms. Rebecca Crimeen, TRPA's Project Manager for the Shoreline Plan, said TRPA wants to reach everyone, not just the lakefront owners. Ms. Crimeen explained that this summer TRPA would complete several outreach efforts. Ms. Crimeen said there is a Shoreline Plan website and TRPA will contact anyone on the website's mailing list. Ms. Crimeen explained TRPA is working with the non-motorized community, the Lake Tahoe Water Trail, and permitting partners.

Ms. Novasel recommended that TRPA post information or surveys at beach access areas. Ms. Crimeen said last summer TRPA collected research on boating activity and spoke with the public about the Shoreline Plan at the boat ramps. Ms. Crimeen said TRPA will continue to do that.

**Chair Laine called for a vote on Resolution 18-03-04.1. Ms. Montgomery moved for approval and Ms. Novasel seconded the motion. The motion passed unanimously on a roll call vote.**

**Chair Laine called for a vote on Resolution 18-03-04.2. Ms. Montgomery moved for approval and Ms. Novasel seconded the motion. The motion passed unanimously on a roll call vote.**

**Chair Laine called for a vote on Resolution 18-03-04.3. Ms. Montgomery moved for approval and Ms. Novasel seconded the motion. The motion passed unanimously on a roll call vote.**

#### **c. Caltrans Climate Change Adaptation Planning Grant**

Ms. Brennan presented Item 6.c.

Chair Laine asked for public comment. Ms. Santiago said she was excited this is happening and it is long overdue. Ms. Santiago asked how much funding is needed for the Action Plan and how much is coming from the Conservancy. Ms. Santiago asked how agencies create synergy between this Action Plan and other action plans in Placer County, El Dorado County, and Alpine County.

Ms. Brennan said she agreed with Ms. Santiago that the agencies need to look at what other jurisdictions are doing. Ms. Brennan responded that, as far as the

budget, there is no set budget for what the whole project will cost. Ms. Brennan said the Conservancy is contributing approximately \$200,000 for a science team, facilitator, project manager, and lead researcher to lead the process.

Mr. Wright added that the Conservancy is seeking additional funds because this is a high priority for the State. Mr. Wright said many agencies are releasing solicitations for funding, including the State Strategic Growth Council and California Department of Fish and Wildlife. Mr. Wright said the goal is to secure as much funding as possible through various sources and then coordinate with entities around the Basin, like TRPA.

Mr. Wright also mentioned the Lake Tahoe Environmental Summit will likely be on August 21, 2018 at Sand Harbor, Nevada; and U.S. Senator Heller will be hosting. Mr. Wright said the Conservancy would like to use the Summit as a deadline for releasing the initial findings. Mr. Wright explained this is a major initiative; and staff will be seeking additional funds as well as working with the Board members.

Ms. Montgomery asked if Nevada had a climate action plan and, if so, could the Conservancy coordinate with Nevada. Mr. Wright said there was an assessment of Reno, and the Conservancy will partner with Nevada as much as possible.

Ms. Montgomery suggested that the Conservancy also contact the local public utility districts because many of them have risk assessment plans.

**Chair Laine called for a vote on Resolution 18-03-05. Ms. Montgomery moved for approval and Ms. Novasel seconded the motion. The motion passed unanimously on a roll call vote.**

Chair Laine then called for a short break at 10:42 a.m. and called the meeting back to order at 10:57 a.m. Chair Laine then announced that Vice-Chair Suter had arrived at the Sacramento teleconference meeting location.

#### **d. Conservancy Executive Director Compensation**

Ms. Stefanie Melendez, Personnel Officer, presented Item 6.d.

Ms. Novasel asked if the example salaries provided in the presentation were base salaries or total compensation. Ms. Melendez responded they are base salaries. Ms. Melendez said within State service, total compensation would include

retirement, health benefits, and life insurance, but this discussion addresses the base salary. Ms. Melendez explained that the salary information includes salary ranges, illustrating the current salary up to maximum salary. Ms. Melendez said there is room for movement within the range for all of the employees, with the exception of Mr. Wright. Ms. Melendez said in 2013, Mr. Wright and the Lahontan Regional Water Quality Control Board (LRWQCB) Executive Officer's (EO) salaries were almost the same, but from 2013 to 2017, LRWQCB addressed its compaction issues. Ms. Melendez said LRWQCB increased the salary ranges for the EO and Assistant Executive Officer (AEO) every time the scientists and geologists classifications received a pay increase. Ms. Melendez said currently the LRWQCB EO and AEO and the Conservancy's Deputy Director make more than Mr. Wright.

Ms. Novasel asked whether Mr. Wright's salary increased recently.

Ms. Melendez said Mr. Wright received a .051 percent increase in 2013, but after that, the increase has only been between .025 to .03 percent. Ms. Melendez said Mr. Wright received a .04 percent increase in 2017. Ms. Melendez explained that the California Department of Human Resources (CalHR) allows excluded staff to cash out leave credits to avoid going over the 640-hour cap. Ms. Melendez said Mr. Wright cashed out his leave credits in 2016.

Chair Laine asked for further clarification on the 640-hour cap. Ms. Melendez said CalHR must authorize it for excluded staff. Ms. Melendez said some rank-and-file staff reach the cap, and then they are forced to take time off to use their leave credits.

Ms. Novasel asked if the LRWQCB's salaries in the presentation were also base salaries. Ms. Melendez confirmed that LRWQCB's salaries were also base salaries. Ms. Melendez explained that the presentation shows the comparability of what the other Executive Officers or Directors and mid-level managers within the Basin are making.

Ms. Novasel commented that El Dorado County has been dealing with the issue of compaction. Ms. Novasel said her concern is that the Conservancy stays at a competitive level for retention purposes. Ms. Novasel said she was concerned about the timing of this item because the Conservancy should look at the job duties when determining a salary adjustment and do another analysis of the entire staff to ensure the Board has the total compensation; it is important to see the overall picture, including different benefits and salaries. Ms. Novasel said she would like to see total compensation because it does play a part when everyone

has a different package of benefits and salaries. Ms. Melendez explained, within State service, an employee is not entitled to anything more than another employee. Ms. Melendez said Mr. Wright's retirement and health benefits are just like any other employee; Mr. Wright does not have special privileges.

Mr. Acosta asked if the Board was restricted in providing something beyond the .025 to .05 percent. Ms. Melendez said that is CalHR's recommendation through its guidelines, but the Board, per Government Code, section 66906.6, has the authority to set the Executive Director's salary.

Mr. Acosta commented that he was concerned that the Conservancy's Executive Director salary still falls short when looking at the other executive salaries in the Basin. Mr. Acosta said, even if the Board were to grant this increase in salary, it seems to still fall short.

Mr. Acosta also asked what the staff recommendation means by "staff recommends that the Board establish a process for 'periodically' reviewing the Executive Director salary based on guidance from CalHR." Ms. Melendez said most Conservancy staff receive a merit salary increase every year; however, Mr. Wright does not because the Board is not addressing it every year. Ms. Melendez said that is what this staff recommendation is trying to address; ideally, the Board would put guidelines in place to consider Mr. Wright's salary annually. Mr. Acosta asked if the Board addresses Mr. Wright's salary yearly. Ms. Melendez responded that the Board has not addressed Mr. Wright's salary since he started at the Conservancy; he has only received the general salary increases.

Ms. Finn commented that it was not true that every other State employee gets a merit salary increase; it must be allowed in the specific classification range. Ms. Melendez explained that most staff receives a merit salary increase and agreed with Ms. Finn.

Mr. Acosta expressed his concern on how infrequent the Board addresses Mr. Wright's salary.

Ms. Montgomery commented that it is clear this is beyond a compaction issue. Ms. Montgomery explained the base salary ranges have actually flipped, and there are staff who are making more than the Executive Director.

Ms. Montgomery suggested addressing Ms. Novasel's concerns and basing any future salary decisions on job duties and performance. Ms. Montgomery said the Board should approve the minimum standard established by the State, .025 to .05 percent greater than the maximum-salary language, but then decide if Mr. Wright should receive additional compensation based on job duties and performance. Ms. Montgomery said it is incumbent upon the Board to conduct yearly reviews, particularly in the case of exempt employees.

Ms. Finn asked who the highest paid employee is at the Conservancy. Ms. Melendez answered Ms. Jane Freeman, the Deputy Director. Ms. Finn explained that Ms. Freeman is an Environmental Program Manager II, which was not a requirement to be the Deputy Director. Ms. Melendez responded that the decision was made to hire a Deputy Director with a science background. Ms. Finn said it was not a requirement to have a science background to be Deputy Director and the Conservancy created the compaction problem because of Ms. Freeman's classification. Ms. Finn further stated that Mr. Wright would receive a 32 percent raise according to the staff recommendation, and she could not vote for an increase that high. Ms. Finn also said State employees should not compare salaries with local government employees, because local government employees always make more than State employees.

Ms. Melendez said the Conservancy made it a requirement for the Deputy Director position to be a Environmental Program Manager and the Conservancy would not have hired Ms. Freeman without that background.

Ms. Alvis notified the Board that she would be abstaining on this vote because the California Natural Resources Agency must approve any exempt position request after the Board takes action today to set salary authority.

Vice-Chair Suter explained that this process of setting the Executive Director's salary does not stop with the Board. Vice-Chair Suter asked how the Board's authority to set the Executive Director's salary relates to the additional process at CalHR and the Governor's Office. Vice-Chair Suter asked, in other words, if the Board's setting the salary was a recommendation, or is it setting the salary. Mr. Mike Steeves, Staff Attorney, said the Conservancy is unique in that the Board actually has statutory authority to set the salary. Mr. Steeves explained that Government Code, section 66906.6 permits the governing body to set the salary; however, there is a State process in place, as dictated by CalHR and the administration. Mr. Steeves said regardless of the Board action today, the salary increase would go through the State process.

Ms. Novasel commented that the Deputy Director's base salary increased and asked who sets the Deputy Director's salary. Ms. Melendez responded that CalHR sets the pay scales.

Ms. Novasel said the Deputy Director's classification has received a significant increase in salary, which could be part of the issue. Ms. Melendez confirmed the Deputy Director's State bargaining unit has received substantial salary increases over the last few years.

Ms. Novasel stated that she believed the Board decided during the 2017 yearly review that the Executive Director needed to make improvements and there was not going to be a salary adjustment at that time. Ms. Novasel said she has a problem with an increase in salary by 32 percent even if there is a compaction issue because the State created the compaction issue, not the Board.

Mr. Acosta asked about the frequency with which the Board conducted performance evaluations of Mr. Wright. Ms. Melendez said the Board conducted one in 2013 and another in June 2017 with no salary adjustment in 2013 or 2017.

Ms. Montgomery said the Board should look at Table II in the staff recommendation and discuss the Conservancy classification designations and compaction issues around classification designations. Ms. Montgomery said it is clear that there is a compaction issue within the classifications at the Conservancy. Ms. Montgomery suggested the Board think about this as a global issue and focus less on who the individuals are with the particular titles.

Vice-Chair Suter asked who gives Ms. Freeman promotions. Ms. Melendez said Mr. Wright initiates the process because she reports directly to him and then the promotion goes through the State process for approval.

Mr. Acosta asked who sets the salary ranges within a given classification. Ms. Melendez said CalHR.

Ms. Montgomery said the compaction issue also exists with the Attorney IV and Environmental Program Manager I, which has impacted the Executive Officer's relative salary. Ms. Montgomery stated she understood Ms. Novasel and Ms. Finn's angst about the Deputy Director's substantial salary increase in a short amount of time, but it is within the State structure. Ms. Montgomery suggested the Board think about the classifications and how we make sure, moving forward, that the Conservancy has opportunities, should Mr. Wright

decide he wants to step down tomorrow, to hire a new Executive Director within the State's guidelines, understanding that there will be additional review.

Chair Laine commented that scientists have a very specific education and background and the State pays them for their expertise. Chair Laine asked what the State's position is on political figures that also have expertise in running an organization. Chair Laine questioned how the State reconciles comparing the Executive Director's salary with the salary of his or her staff, even though the people underneath him/her are scientists, attorneys, etc. Ms. Melendez said Mr. Wright qualifies for the Environmental Program Manager I and II.

Ms. Finn explained the compaction issue is in existence all over the State; it is not unique to the Conservancy. Ms. Finn said compaction is an issue because the State has very specific classifications for highly skilled individuals. Ms. Finn said she would support a modest salary increase, not the 32 percent increase.

Ms. Novasel also expressed concern about the significant pay increase and stated her preference would be to establish a plan to get to .05 percent but meanwhile do a more detailed analysis of Conservancy staff salary ranges based on work duties.

Ms. Montgomery asked what the exact figures are if the Board takes action today on the .025 or .05 percent. Ms. Melendez said the .025 percent would take it to \$159,924, which is about a 20 percent increase.

Ms. Montgomery said she has been through this calculus and this conversation on a number of other Boards. Ms. Montgomery said another Board recently discussed this issue and it also struggled with a 20 percent raise but the Board thought about it with the perspective that the salary had slowly fallen behind and, had the Board followed the .025 to .05 percent recommendation, the Board would not struggle with the large increase. Ms. Montgomery asked Ms. Novasel if she would be okay with a .025 percent increase and then conduct an analysis of performance and job responsibilities, and consider additional salary adjustments in the future.

Ms. Novasel said she would like to begin with a 10 percent increase and perhaps get there in five years with more analysis.

Chair Laine asked if CalHR and the State has ever reversed an increase of 32 percent when addressing compaction. Ms. Melendez responded that she has

never gone through this process before, but CalHR looks at the Board's recommendation and then bases its decision on the job duties, organization chart, and compaction issue. Ms. Melendez explained that CalHR has the final say despite being reviewed by three different State agencies.

Mr. Wright said he shares the concern that CalHR would think 32 percent may be too significant. Mr. Wright agreed that it might be best to ramp-up and split the difference in half. Mr. Wright emphasized that staff took CalHR's guidance.

Mr. Acosta said if the Board addresses this incrementally that the Executive Director salary will still fall short of other Conservancy staff. Mr. Acosta asked if there was support to recommend a percentage that addresses compaction.

Ms. Montgomery asked Ms. Novasel if she had a specific percentage that she would be willing to approve. Ms. Novasel said she would like staff to complete more analysis on the compaction issue but would agree to start with 10 percent.

Mr. Acosta requested that the Board come back and look at this issue again in six months or a year from now.

**Ms. Novasel made a motion for the Board to approve an annual salary of \$137,874 for the Conservancy's Executive Director with a recommendation for staff to complete a study on compaction within the next six months and authorize staff to take all other necessary steps consistent with the accompanying staff recommendation.**

Mr. Acosta asked when the salary adjustment would become effective if the State agrees. Ms. Melendez said the process could take about six months or more.

Chair Laine asked if the adjustment is retroactive, or is it effective upon approval by CalHR. Ms. Melendez said it is effective upon approval by CalHR.

**Chair Laine called for a vote on the motion. Ms. Novasel moved for approval and Mr. Acosta seconded the motion. The motion passed on a roll call vote with Ms. Alvis abstaining.**

## **Agenda Item 7. Discussion Items**

### **a. Land Transfer Requests and Potential Updates to Guidelines**

Mr. Wright presented Item 7.a.

Ms. Montgomery thanked Mr. Wright for the update and asked the Conservancy to keep Placer County informed.

Ms. Novasel asked if the area on the southern side of Tahoma was in El Dorado County because there have been questions on public access there. Mr. Wright and Chair Laine said it is El Dorado County.

There was no public comment.

Chair Laine called for a lunch break at 12:07 p.m. and called the meeting back to order at 1:18 p.m. Ms. Finn and Ms. Alvis had other obligations and did not return during the afternoon session of the Board meeting. Vice-Chair Suter remained at the Sacramento teleconference meeting location.

## **Agenda Item 8. Chair's Report**

Chair Laine stated she had a couple of items to bring to the Board's attention. First, Chair Laine said she wanted staff to add more consent items to the agenda if Board members concur. Next, Chair Laine requested that the Board approve the agenda to ensure the important work of the Conservancy is done in a more efficient manner.

Ms. Novasel said she appreciated the idea of putting the agenda approval on the agenda. On the consent issue, Ms. Novasel expressed concern that if an issue is unusual or controversial with a lot of public comment, staff should not place that item on consent and ensure it is a regular agenda item. Chair Laine said staff expressed that concern as well and staff can gauge whether an item should be on consent or not.

Ms. Montgomery thanked the Conservancy for the opportunity to participate in the Board meeting and expressed interest in becoming more involved with the Conservancy. Ms. Montgomery said, as to consent, staff should incorporate a phrase in the agenda that any Board member or member of the public may pull anything from the Consent agenda if they wish for additional discussion.

## **Agenda Item 9. Board Member Comment**

### **a. Potential Agenda Items for the April 26 Board Meeting**

Ms. Freeman presented Item 9.a.

Chair Laine proposed the Operations Committee take the lead on Board Procedures and bring something to the Board in June. Vice-Chair Suter agreed.

Mr. Wright said, as of now, the April agenda is looking light; however, staff hope to get into details with the Strategic Plan in April.

Vice-Chair Suter asked if it were possible for her to participate by phone because she could not attend the April Board meeting. Mr. Wright explained that there would need to be a remote location open to the public but staff is open to discussing it. Vice-Chair Suter said she would be in the Philippines. Ms. Danae Aitchison, Deputy Attorney General, said it is possible to have a remote location in a foreign country, although it can be complex.

## **Agenda Item 10. Public Comment on Non-Agenda Items**

There was no public comment.

## **Agenda Item 7. Discussion Items**

### **b. 2018-2023 Strategic Plan Update**

Ms. Freeman, Mr. Wright, and Ms. Lisa Beutler with Stantec presented Item 7.b.

Also in attendance, working group members participated in the gallery walk and following discussion. Working group members included: Mr. Jason Burke, Stormwater Program Coordinator for the City; Ms. Darcie Collins, Executive Director for the League to Save Lake Tahoe; Mr. Bob Larsen, Senior Environmental Scientist for LRWQCB; Ms. Amy Berry, Chief Executive Officer for the Tahoe Fund; Ms. Kim Boyd, Senior Management Analyst for the Tahoe City Public Utility District; Mr. Chris Anthony, Assistant Chief for CALFIRE; Mr. Peter Kraatz, Assistant Director for Placer County Public Works and Facilities Department; and Ms. Joanne Marchetta, Executive Director for TRPA.

After the presentations, Board members, staff, and working group members participated in a gallery walk to consider the Conservancy's strategic initiatives from its previous Strategic Plan and provide an assessment or status update on each initiative. Participants then shared their insights from the presentations and gallery walk.

Ms. Marchetta commented that the Conservancy's land acquisition program provided the basis for it to serve in a partnership role with other agencies in the Basin. Ms. Marchetta said the Basin itself has evolved from a disparate region to a partnership, and functions best in partnership. Ms. Marchetta said, in partnership, the question of who takes on what role is critical; however, today's materials show that roles often remain unclear. Ms. Marchetta provided that TRPA underwent similar changes in the past, and cultural change is difficult. To answer the question of roles, we must look at all the agencies and how they overlap, and identify the best and unique roles of each agency. Ms. Marchetta said we must also answer what our shared goals are. Ms. Marchetta said, historically, the Conservancy is anchored to the original Basin plan, the Environmental Improvement Program (EIP), and partnership governance as exemplified by the Tahoe Interagency Executives (TIE) Steering Committee. Ms. Marchetta stated that these plans are not TRPA's plans or the Conservancy's plans, they are the plans of various entities in the Basin, and the question is not what is TRPA or the Conservancy doing, but what are we doing.

Mr. Forest Schafer, Senior Environmental Scientist with the Conservancy, said, at the Basin-wide Initiatives gallery walk station, people discussed the numerous multijurisdictional initiatives that exist, and the role and contributions of the Conservancy therein. Mr. Schafer said people noted that the Conservancy variously played the role of convener, funder, implementer, and decision-maker. Mr. Schafer said people also commented that better clarity around roles would help strengthen partnerships, and conversely that partnerships could help define and clarify roles; however, such roles are situation-specific.

Mr. Anthony stated that the strength of the Basin is to leverage the different resources we have to accomplish a project or task that people otherwise consider insurmountable. Mr. Anthony said we cannot and do not operate in silos. Mr. Anthony explained, this approach can delay implementation but eventually produces far better results because of collaboration. Mr. Anthony said we work together to fill gaps because we have different levels of expertise and funding, and figure out how to best implement projects. Mr. Anthony further stated that having worked with CAL FIRE, he knows how important strategic plans are for

budget change proposals, including the California Natural Resources Agency and California Department of Finance. Mr. Anthony said strategic plans demonstrate that a funding request is consistent with the direction an agency is moving. Lastly, Mr. Anthony said the Conservancy has changed a lot over the years, which is a credit to its ability to change. Mr. Anthony stated that going forward, aligning the strategic plan to statewide initiatives, recognizing there will be administration changes, will be critical to the Conservancy's success.

Ms. Montgomery said, like Placer County, the Conservancy provides a range of services to the same users through different mechanisms. Ms. Montgomery said her vision of Conservancy operations is as an equal with others in the Basin. Ms. Montgomery stated that the Conservancy's mission is something that we all are trying to achieve. Ms. Montgomery said there is a real opportunity for the Conservancy to be a convener. Ms. Montgomery further stated that the Conservancy can and already is incredibly effective at figuring out how pieces work together. Ms. Montgomery said all of us have the responsibility to figure out where our overlap is redundant versus where it is additive, and what other partners would add even more and bring other resources to the table to achieve our common mission.

Ms. Collins said we should ask ourselves what things would not happen without the Conservancy and which of these align with the Conservancy's abilities. Ms. Collins said, in other words, what gaps could the Conservancy fill. Ms. Collins stated that the working group can identify what each stakeholder is doing, and use this strategic planning to discuss how to better align ongoing initiatives.

Ms. Berry provided that a collective impact model identifies what needs to get done, what organizations have relevant strengths, and how they can plug in, like building a team. Ms. Berry said to do this we would have to clarify our objectives for the California side, and then identify things like who has tax revenue or other funding, how the Conservancy could tie its land into a greater goal, and so forth.

Ms. Novasel said the Conservancy should not lead everything, it should broker collaboration and link funding and project mechanisms; this may have been missed in the past.

Ms. Marchetta commented that we need to identify how the Conservancy and other agencies are tied to the region's major plans, and then identify the highest value that the Conservancy can add.

Vice-Chair Suter said this is important because the Conservancy continues to evolve, even since the last strategic plan. Vice-Chair Suter said we have different roles in different plans, and will need to work closely with TRPA and others to define where we go with each aspect of our activities.

Mr. Wright said he agreed but was cautious, because the Basin has moved on from single agencies running single projects. Mr. Wright said roles are fluid and collaborative, which makes it hard to define a “leader.” Mr. Wright explained that we need to talk about where we add value continually, rather than defining a role for a topic area that stays the same for five years. Mr. Wright said we need to constantly discuss this at TIE meetings to not get crosswise. Mr. Wright said role clarity is vital and also fluid. Mr. Wright said roles depend on a variety of strategic and other reasons, for example, trends in state funding, bond measures, the need to avoid layoffs—these considerations affect whether we may or may not lead, convene, partner, or fund.

Vice-Chair Suter stated that fluidity is essential, both area by area and by opportunity.

Ms. Lisa O’Daly, Senior Environmental Planner at the Conservancy, said, at the EIP station on the gallery walk, people discussed how for many years Conservancy money helped to push the envelope of innovation, like getting Senate Bill 630 funding to communities, jumpstarting local government capacity to deliver on the EIP, and leading the Upper Truckee River Strategy. Ms. O’Daly further said, at the same time, people felt that the Conservancy perhaps spent too much on planning that created more complexity and bureaucracy than needed to get results, specifically the soil erosion control program. Ms. O’Daly said, in parallel, they felt that recreation and access projects should have received more attention, because of the Conservancy’s historically significant role in funding such projects and producing significant results like Lakeside Bike Trail in Tahoe City. Ms. O’Daly said people suggested exploring funding for operations and maintenance.

Ms. Montgomery asked if the Conservancy’s jurisdiction is coterminous with TRPA’s jurisdiction.

Mr. Wright said the Conservancy’s jurisdiction covers the California side of the Basin, and the northwestern boundary is near Alpine Meadows. Our statute does not prohibit the California side benefitting from basin-wide initiatives. So we

cannot fund projects in Nevada, but we can fund basin-wide efforts that benefit the California side.

Mr. Larsen said the idea of flexible roles is exciting yet daunting, and this is a good time to discuss them. Mr. Larsen said the Regional Plan and other documents provide clear goals. Mr. Larsen stated that we can refine performance metrics to clarify desired outcomes and how to best track them, including what gaps remain that the Conservancy might fill, and the strategic planning process provides an opportunity to do this.

Mr. Kraatz provided that he developed a strong relationship with the Conservancy on erosion control. Mr. Kraatz said we are all struggling with the transition from single benefit projects in the late 1990s and early 2000s to multiple-benefit projects. Mr. Kraatz said funding does not always correspond with highest priorities, but the Conservancy has done a good job as convener and providing funding to help other agencies fulfill their mission or projects. Mr. Kraatz applauded staff that completed the survey; Placer County did something similar years ago and it is very beneficial to get people to speak about what is good as well as what can be improved. Mr. Kraatz said, ultimately, our work comes down to interpersonal and inter-jurisdictional relationships, and staff keeps these strong.

Mr. Nick Meyer, Associate Environmental Planner with the Conservancy, said, at the Operations station during the gallery walk, people reiterated many of the staff survey results and the importance of avoiding layoffs.

Ms. Berry said we have talked about the role of the Conservancy in the Basin, but not in California, in terms of providing a voice for Tahoe and encouraging people to come visit.

Mr. Acosta said he likes to use the word “nimble” to describe the Conservancy’s role. Mr. Acosta stated that so many projects are driven by resources and priorities, which change over time; the Conservancy takes on multiple hats according to different challenges and demands. Mr. Acosta expressed a concern that Proposition 68 is not guaranteed to pass.

Mr. Burke said, as the Stormwater Coordinator for the City, he sees the Conservancy’s urban land program as very successful, particularly signage, vehicle barriers, fuel reduction, and resilient forests. Mr. Burke said the urban land program provides a huge opportunity to continue advancing EIP projects.

Mr. Burke said multiple-benefit projects with the U.S. Forest Service take longer, so completing the transfer of U.S. Forest Service urban lots to the Conservancy will be important going forward.

Ms. Brennan said, at the Urban Land Management station during the gallery walk, people echoed the staff survey results. Ms. Brennan stated that many people were also impressed by the signage, Property Data Management System, and impact of technologies.

Ms. Jen Greenberg, Associate Environmental Planner for the Conservancy, said, at the Mission, Vision, and Guiding Principles station during the gallery walk, people highlighted the role of convening collaborative efforts to advance the Basin's common mission. Ms. Greenberg said people also were concerned about redundancy, and suggested paying more attention to finding efficiencies and economies of scale.

Ms. Novasel said she learned a lot today, and would like to know more about whether staff met the strategic plan targets or if there were big misses.

Mr. Wright said some targets lent themselves to direct measurement, while collaborative initiatives were harder to measure. Mr. Wright said staff initially reviewed each target and ended up with a very long document that was not accessible. Mr. Wright said several targets are common metrics for the Basin, and TRPA has the excellent EIP tracker tool, which we have relied on rather than reporting twice. Mr. Wright said land management is the one topic not covered by the EIP tracker and staff can pull information out further if desired. Mr. Wright said, for the next strategic plan, staff would like to see more discussion of the appropriate level of reporting.

Mr. Dorian Fougères, Chief of Natural Resources for the Conservancy, said interagency initiatives benefit from cross-agency budgeting, and we have some precedents like Lake Tahoe West. Mr. Fougères said, regarding performance metrics, some measures focus on implementation targets like acres or miles restored, others focus on the outcomes of restoration efforts for, say, water quality, and still others focus on collaboration and associated roles. Mr. Fougères stated that the latter would require more attention in this strategic plan.

Mr. Larsen said the conversation about how to quantify contributions to collaborative efforts is ripe. Mr. Larsen commented, with regard to water quality improvement credits, the Conservancy paid for a lot of this work and therefore

was instrumental in achieving State and Basin water quality goals. Mr. Larsen said it will be important to track how the different agency roles contribute to such efforts.

Ms. Boyd stated that the Tahoe Resource Conservation District's historical partnership with the Conservancy has included facilitation, creativity, and vision. Ms. Boyd said the Tahoe Conservation Partnership and Tahoe Alliance are other examples of this. Ms. Boyd said, when funding became more limited, the Conservancy came and talked to us about sharing staff and office space, a lot of which is visionary.

Mr. Kraatz said there are many gaps to fill in the Basin, and one area where the Conservancy can help in its State role in the Basin is with Caltrans. Caltrans tends to focus on urban areas and not rank the Basin very highly. Mr. Kraatz suggested that the Conservancy help by working with local governments and Caltrans to achieve transportation goals in the Basin, including planning for things like public parking and public land access.

Ms. O'Daly said the partnership between Placer County and the Conservancy for the North Tahoe Bike Trail was complex yet successful. Ms. O'Daly stated that it was a good example where the Conservancy filled a funding gap to purchase a missing link, and Placer County then led the project to fruition without having to request further funding. Ms. O'Daly said, with regard to funding, in some instances the Conservancy can strategically leverage its funding sources to help ensure that shovel-ready projects get completed.

Following this discussion the group moved to closing remarks for the strategic planning agenda item.

There was no public comment.

### **Agenda Item 11. Adjourn**

Chair Laine adjourned the meeting at 4:33 p.m.

California Tahoe Conservancy  
Resolution 18-04-01  
Adopted: April 26, 2018

**APPROVAL OF MINUTES**

I hereby certify that the foregoing is a true and correct copy of the minutes of the March 14, 2018 meeting of the California Tahoe Conservancy adopted on April 26, 2018.

IN WITNESS THEREOF, I have hereunto set my hand this 26th day of April, 2018.

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Patrick Wright  
Executive Director

California Tahoe Conservancy  
Agenda Item 2.b.  
Resolution 18-04-02  
Adopted: April 26, 2018

**APPROVAL OF BOARD AGENDA**

I hereby approve the April 26, 2018 Board agenda of the California Tahoe Conservancy adopted on April 26, 2018.

IN WITNESS THEREOF, I have hereunto set my hand this 26th day of April, 2018.

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Patrick Wright  
Executive Director

## EXECUTIVE DIRECTOR'S REPORT

### A. Budget and Accounting

**Budget Fiscal Year 2018/19:** On January 10, 2018, Governor Brown released the proposed Governor's Budget for the 2018/19 fiscal year.

The California Tahoe Conservancy (Conservancy) proposed 2018/19 fiscal year budget includes:

- \$10,970,000 for capital outlay and local assistance to fund various programmatic priorities and support the Environmental Improvement Program (EIP) for the Lake Tahoe Basin (Basin), including:
  - o \$5,175,000 in bond funds from Propositions 12, 40, 50, 84, and 68 (see below);
  - o \$1,313,000 from special funds dedicated to the Conservancy (Habitat Conservation Fund, Lake Tahoe license plate proceeds, Tahoe Conservancy Fund, and Senate Bill 630); and
  - o \$4,482,000 in federal grant authority.
- \$7,284,000 for ongoing support, including continuing "baseline" funding from various special funds and revenue sources dedicated to the Conservancy.

The Governor's budget has been incorporated into Assembly Bill 1806 and Senate Bill 839 for consideration by the State Legislature during the spring budget hearings. As part of the Department of Finance spring budget revisions, the Conservancy submitted six spring finance letters. The California Natural Resources Agency and Department of Finance approved the spring finance letters and they are now under consideration by the State Legislature.

### B. Legislative Update

**Proposition 68:** On October 15, 2017, Governor Brown signed Senate Bill 5, which authorizes a \$4 billion parks bond, subject to voter approval on the June 2018 ballot. The bond includes \$27 million to the Conservancy for projects consistent with its statutory authority. The bond also authorizes several funding programs through

other State agencies, which could fund Conservancy and Basin recreation, water quality, forestry, and watershed improvement projects.

## **C. Highlights and Cross-Cutting Programs and Projects**

### **1. Tahoe Resource Conservation District's (Tahoe RCD) Acquisition of Johnson Meadow**

After over a decade of negotiations with the Barton family, the Tahoe RCD acquired the 209-acre Johnson Meadow property—the last major private inholding on the Upper Truckee River. Tahoe RCD acquired the property on April 5, 2018 with Proposition 1 grants from the Conservancy and the California Department of Fish and Wildlife, and funding from the Tahoe Fund. Tahoe RCD will own and manage the site. Next steps include planning for land management and public uses on the site, and initiating plans for restoration of the site. The formal public announcement by all the partners is planned for early May.

### **2. Forest Ecosystem Restoration and Climate Adaptation**

The Conservancy is leading several large scale forest health and climate change adaptation projects. The projects described below are designed to mitigate climate change and restore ecosystem resiliency while increasing the pace and scale of restoration. For example, the Lake Tahoe West Restoration Partnership (LTW) is a 60,000-acre large scale restoration project that, when nested within the much larger 2.4 million-acre landscape of the Tahoe-Central Sierra Initiative (TCSI), will help achieve regional outcomes. Further, the science being developed for these projects will be utilized in developing a Basin-wide climate change adaptation strategy.



Forest health projects are designed to reduce wildfire fuels and restore forest structure.

**Forest Health Landscape Planning:** The Conservancy, along with the U.S. Forest Service (USFS), California Department of Parks and Recreation (DPR), Tahoe Regional Planning Agency (TRPA), Tahoe Fire and Fuels Team (TFFT), and National Forest Foundation (NFF) continue making progress on LTW. On April 3, 2018, the Stakeholder Community Committee and Stakeholder Science Committee met with the Interagency Design Team to initiate strategy development, and to integrate scientific modeling results with management decision making processes. Stakeholders also provided updates on recently approved funding from the Southern Nevada Public Land Management Act that will fulfill priority science needs and support strategy development. Led by the Conservancy, an interagency panel of six partners recently shared some of the innovative approaches developed for LTW at the National Cohesive Wildland Fire Management Strategy Workshop in Reno, Nevada. The partnership also presented on the TCSI and its efforts to increase regional implementation capacity.



Forest Schafer, Conservancy's Senior Environmental Scientist, presenting at the National Cohesive Wildland Fire Management Strategy Workshop

The TCSI aims to accelerate large landscape forest health projects and development of biomass utilization infrastructure throughout the Central Sierra to improve forest health and resiliency. The Conservancy, with the Sierra Nevada Conservancy (SNC), USFS, NFF, and The Nature Conservancy, are spearheading TCSI through a memorandum of understanding, and will be hosting a workshop in late spring to enhance compatibility of science work throughout the Central Sierra.

**Climate Adaptation Action Plan:** The Conservancy is leading a collaborative effort to develop an inter-agency climate adaptation action plan for the Basin that will provide strategies and specific recommendations to address climate change impacts to the natural environment, built environment, social environment, and the Basin's recreation-based economy. The Conservancy has contracted with Catalyst Environmental Solutions Corporation to provide project management support, act as lead researcher, and coordinate the science team and interagency stakeholder groups. Additionally, the Conservancy plans to work with the University of California, Davis (UC Davis) to bring together the science team to develop downscaled climate models and Basin specific projections that will provide a basis for a vulnerability assessment. Caltrans awarded the Conservancy a grant recently to support a vulnerability assessment for the built environment, leveraging the Conservancy's investment in a climate adaptation action plan. Further, the Conservancy and USFS Pacific Southwest Research Station are seeking funds through California's Climate Investments program to support assessment of how wildlife and the forest will respond under the climate models described above. Finally, UC Davis is seeking funding through the Strategic Growth Council to augment their climate projections for the Basin that would look at how carbon sequestration may be affected under the influence of climate change and land use practices.

**EIP Threshold Update:** TRPA has initiated steps to update the Basin's EIP thresholds. The process to change the thresholds for each of the ten categories will take multiple years, but TRPA is aligning the vegetation thresholds to coincide with the development of the LTW restoration strategy. The resilience indicators and the science products being developed to support LTW will inform the vegetation thresholds. The vegetation thresholds updates are anticipated to be complete by October 2018.

### **3. Tahoe Valley Area Plan (TVAP) Asset Lands**

*2070 Lake Tahoe Boulevard Assessor's Parcel Numbers (APNs) 023-231-03 and 023-381-01, 3.67 acres*

*981 Tata Lane APN 023-481-17, 0.53 acre*

As discussed at the September 2017 Conservancy Board meeting, staff is in exclusive negotiations concerning a sale of the 2070 Lake Tahoe Boulevard parcels with Sutter Capital Group (SCG), owners of the adjacent Tahoe Valley Crossing parcel. Based on feedback from the Board, staff met with Vail Resorts and SCG to discuss a workforce housing agreement, and is working on a pre-application meeting with SCG and the City of South Lake Tahoe (City). Staff continues to coordinate with SCG and Vail to move this project forward to the City and TRPA.

The parcel located at 981 Tata Lane is on hold at this time, but Conservancy staff welcomes ideas for potential projects.

There is a staff report discussion item on the other TVAP Asset Lands as part of the April Board meeting.

#### **4. Tahoe Keys Property Owners Association Corporation Yard Relocation Project**

Conservancy staff began meeting with representatives from the Tahoe Keys Property Owners Association (TKPOA) in 2015 to re-initiate discussions about the potential relocation of TKPOA's corporation yard. This facility is located on Conservancy land within a 99-year lease in the Upper Truckee Marsh. Approximately 58 years remain in the current lease term. There is a long history of discussions related to relocating the facility out of the Marsh. Since the TKPOA membership approved the relocation in November 2017, Conservancy staff is preparing the environmental review documents necessary to bring this topic to the Board for action later this year. On April 5, 2018, Conservancy staff organized a site visit with TKPOA staff and a TKPOA Board Member as part of the environmental review process. Conservancy staff and TKPOA are coordinating with the City and TRPA during the environmental review process.

#### **5. Aquatic Invasive Species (AIS)**

The Lahontan Regional Water Quality Control Board and the Nevada Division of State Lands have approved awards totaling \$328,750 to implement a lake-wide survey of aquatic plants to help inform control strategies. The Conservancy is pursuing additional funding through the Lake Tahoe Restoration Act and U.S. Army Corps of Engineers for AIS control efforts.

#### **6. Lake Tahoe Shoreline Plan**

TRPA launched the Shoreline Planning Initiative in 2016, a consensus-based multi-stakeholder planning process, initiated to bring closure to a 30-year old effort to update ordinances related to activity within the Lake Tahoe shorezone. To date, TRPA has prepared an administrative draft of the Environmental Impact Statement (EIS), and a work group has reviewed and recommended amendments to Shoreline ordinances. Additionally, at the Conservancy's March 14 Board meeting, the Board approved a \$75,000 planning grant to support public workshops and additional outreach for the Shoreline Planning Initiative. TRPA expects to release the Draft EIS for public review in May 2018.

## **7. Kings Beach General Plan Revision and Public Pier Rebuild Project**

The DPR is leading a Kings Beach State Recreation Area General Plan Revision and the Public Pier Rebuild Project planning process, including the requisite environmental review. A draft environmental review document is expected to be released for a 60-day public comment period by the end of this month.

## **8. Forest Improvement**

The Conservancy organized and facilitated the annual two-day TFFT planning workshop, which included representation from 19 of the 20 partner agencies conducting forest management and wildfire prevention programs in the Basin. This year's workshop focused on addressing crew and contractor capacity, regulations, community leadership, sustainable funding, and biomass/wood product utilization. The workshop outcomes will form the basis for the 2018 Incident Action Plan as part of the Basin's Forest Management program.

## **D. Urban Land Management Program**

### **1. Special Use Requests**

Pursuant to Board delegation (Resolution 11-01-01, January 20, 2011), staff is authorized to enter into license agreements that do not exceed three years in duration, involve unusual circumstances, and require the Board to make environmental findings pursuant to the California Environmental Quality Act (i.e., licenses that do not require the adoption of a negative declaration or environmental impact report).

Consistent with this delegated authority, the Conservancy granted a temporary one year license to the University of Nevada, Reno on March 20, 2018 to extend the term of an existing license agreement for the access, operation, and maintenance of a seismographic station and fire camera located on the Conservancy's Dollar Property located near Tahoe City, California.

### **2. Van Sickle Bi-State Park (Park)**

After closing the Park for the winter, the Conservancy will re-open the Park to public vehicle access on May 1, 2018.

California Tahoe Conservancy  
Agenda Item 5.a.  
April 26, 2018

**BIJOU PARK CREEK RESTORATION PRIORITY ACQUISITIONS**

**Recommended Action:** Adopt Resolution 18-04-03 (Attachment 1) authorizing a grant augmentation of up to \$793,991 to the City of South Lake Tahoe (City) for the acquisition of two parcels as part of the Bijou Park Creek Restoration Priority Acquisitions.

**Location:** The two parcels are located in the City. One of the recommended acquisition parcels, El Dorado County Assessor's Parcel Number (APN) 027-113-33, is located at 3593 Shirley Avenue, and the other parcel, APN 027-113-35, is located at 3590 Bill Avenue (Attachment 2a and 2b).

**Fiscal Summary:** The total augmentation award is up to \$234,326 in Proposition 1 funding and \$559,665 in Proposition 50 funding.

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**Overview**

**Description of Recommended Action**

Staff recommends the Board award a grant to the City of South Lake Tahoe (City) to acquire two developed parcels from willing sellers in the Bijou Park Creek watershed. The parcels are located at 3593 Shirley Avenue and 3590 Bill Avenue. Both have existing single-family homes and are located in the historic floodplain of Bijou Park Creek.

The recommended grant augments a \$572,250 Proposition 1 grant authorized by the Board in September 2017. The previously authorized grant is for the City's acquisition of another priority parcel in the watershed (3747 Woodbine Road).

Staff is recommending the 3593 Shirley Avenue parcel be funded with Proposition 1 and Proposition 50 monies because the Conservancy's remaining Proposition 1 funds are limited. The 3590 Bill Avenue acquisition would be funded entirely with Proposition 50 funding, since it was not included in the City's Proposition 1 application.

The recommended grant also includes funding for the cost of relocating the owners, demolishing and removing all structures and impervious areas, and restoring the stream environment zones (SEZ) on the parcels. Restoration of the properties will consist of minor grading and site revegetation to maximize infiltration, enhance soil moisture, and stabilize soils. The City will install boulders and/or fencing along the perimeters of the properties to protect them from vehicle encroachment.

Both of the recommended properties lie within the historical alignment of Bijou Park Creek, within a portion of the watershed that once functioned as valuable meadow and riparian habitat. The construction of residential and commercial development directly in the path of the creek, along with filling and paving of SEZ, has significantly affected the natural flow and function of the creek. The ability of the floodplain to provide natural filtration and attenuation of flood flows is impaired, resulting in significant water quality impacts and flooding. By removing and restoring impervious coverage in the SEZ, the City will enhance sensitive habitats and improve water quality.

Staff intends to amend the acquisition grant agreement with the City following Board approval. The grant agreement requires the City to maintain the properties for water quality and ecosystem restoration, in accordance with the requirements of Proposition 1. Consistent with past Board authorizations of property acquisitions, the agreement will provide for the conveyance or reservation of commodities, such as land coverage, residential units of use, or SEZ restoration credit rights to the Conservancy.

### **History**

The Bijou Park Creek watershed extends from Heavenly Mountain Resort to Lake Tahoe at the Ski Run Marina. Opportunities to restore SEZ and improve water quality are severely limited due to previous development.

The City originally applied for a total of \$4,156,091 in Proposition 1 funding to acquire and restore ten parcels in the watershed. The Proposition 1 External Review Team ranked the City's acquisitions funding proposal highly. However, because Proposition 1 funds were limited and other priority parcels did not have willing sellers, staff recommended and the Board authorized funding for a single acquisition in September 2017.

The City is pursuing additional water quality and ecosystem improvements upstream in the watershed, which may involve daylighting other sections of the creek. The City was successful in securing \$498,935 from the State Water Resources Control Board in Proposition 1 Storm Water Planning Grant Program funding for the Bijou Park Creek Restoration Project. This planning grant is assisting the City in exploring opportunities

to improve water quality in the upper watershed. The recommended acquisitions and associated restoration work will add to the City’s efforts and result in multiple resource benefits.

**Financing**

Conservancy grant funds can pay only up to the appraised fair market value of properties. If the City acquires the parcels at a higher price, or if the recommended funding is insufficient to complete the acquisitions and restoration, the City would have to use other funds to cover additional costs.

**Proposed Budget**

The budget for acquisition, restoration, and related costs of the three parcels (the previously authorized acquisition and the two augmentation parcels) is shown below. The final budget amounts may vary between individual items from those shown, but total expenditures under the grant will not exceed \$1,366,241. Proposition 1 funding in the grant amendment is not to exceed \$234,326. Proposition 50 funding is available to cover remaining costs for an amendment total not to exceed \$793,991.

<b>Activity</b>	<b>Original Grant Amount</b>	<b>Augmentation Amount</b>	<b>New Grant Totals</b>
Property Acquisition	\$460,000	\$641,103	\$1,101,103
Owner Relocation Costs	\$46,000	\$32,250	\$78,250
Closing Costs	\$2,000	\$4,000	\$6,000
Demolition	\$35,000	\$70,000	\$105,000
Restoration	\$2,000	\$4,000	\$6,000
Contingency (5 percent)	\$27,250	\$42,638	\$69,888
<b>TOTAL</b>	<b>\$572,250</b>	<b>\$ 793,991</b>	<b>\$1,366,241</b>

**Acquisition Parcels and Funding Sources**

<b>Parcel</b>	<b>Proposition 1</b>	<b>Proposition 50</b>	<b>Total</b>
3747 Woodbine*	\$572,250	\$0	\$572,250
3593 Shirley	\$234,326	\$247,624	\$481,950
3590 Bill	\$0	\$312,041	\$312,041

\*previously authorized acquisition

## **Proposed Schedule**

Upon completion of the grant amendment, the City will move forward with the process of acquiring and restoring the two recommended properties. Pursuant to funding source requirements, all proposed acquisitions, demolition, and restoration will be complete before May 2020.

## **Authority**

### **Consistency with the Conservancy's Enabling Legislation**

The recommended action to award grant funding is consistent with the Conservancy's enabling Legislation. Specifically, Government Code section 66907.7 authorizes the Conservancy to award grants to local public agencies for purposes consistent with its mission.

### **Consistency with the Conservancy's Strategic Plan**

The recommended action is consistent with Strategic Plan because it will invest in a high priority conservation project (Strategy II) by funding multi-benefit storm water, watershed, and ecosystem restoration.

### **Consistency with the Conservancy's Program Guidelines**

The recommended action is consistent with the Conservancy's approved Proposition 1 Grant Guidelines. The recommended grant augmentation is also consistent with the SEZ and Watershed Program because it will facilitate improvements to SEZ, water quality, and wildlife habitat.

### **Consistency with External Authorities**

The recommended action is consistent with Proposition 1, which allocates funds for multi-benefit water quality, water supply, and watershed protection and restoration projects. (Cal. Water Code, § 79731.) The recommended action is consistent with Proposition 50, which allocates funds for the acquisition, restoration, and protection of land and water resources to improve the water quality in Lake Tahoe. (Cal. Water Code, § 79542.) The recommended action is consistent with the Lake Tahoe Environmental Improvement Program (EIP) because it facilitates the implementation of EIP project #01.01.01.0086 associated with improving storm water quality and restoring a portion of Bijou Park Creek.

## **Compliance with the California Environmental Quality Act**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), certain classes of activities are statutorily exempt from CEQA or are exempt because they have been determined by the Secretary of the California Natural Resources Agency to have no significant effect on the environment. Pursuant to Public Resources Code sections 21001(f) and 21082, the Conservancy has also adopted regulations to implement, interpret, and make specific, the provisions of CEQA. (See Cal. Code Regs., tit. 14, § 12100 et seq.) Staff has evaluated this project, and has found it to be exempt under CEQA. This project qualifies for a categorical exemption under CEQA Guidelines, sections 15301 (Existing Facilities), 15304 (Minor Alterations to Land), and 15325 (Transfers of Ownership in Land to Preserve Existing Natural Conditions), and the Conservancy's CEQA regulations, sections 12102.4 and 12102.25. Staff has drafted a notice of exemption (NOE) for the acquisitions (Attachment 3). If the Board approves the acquisition grant, staff will file the NOE with the State Clearinghouse pursuant to CEQA Guidelines section 15062.

### **List of Attachments**

Attachment 1 – Resolution 18-04-03  
Attachment 2a – Location Map  
Attachment 2b – Project Map  
Attachment 3 – Notice of Exemption

### **Conservancy Staff Contact**

Jen Greenberg

[jen.greenberg@tahoe.ca.gov](mailto:jen.greenberg@tahoe.ca.gov)

**ATTACHMENT 1**

California Tahoe Conservancy  
Resolution  
18-04-03  
Adopted: April 26, 2018

**BIJOU PARK CREEK RESTORATION PRIORITY ACQUISITIONS**

Staff recommends that the California Tahoe Conservancy (Conservancy) adopt the following resolution pursuant to Government Code section 66907.7:

“The Conservancy hereby authorizes the award of a grant augmentation to the City of South Lake Tahoe for up to \$793,991 for two parcels (El Dorado County Assessor’s Parcel Numbers: 027-113-33 and 027-113-35) for the Bijou Park Creek Restoration Priority Acquisitions and authorizes staff to take all other necessary steps consistent with the accompanying staff recommendation.”

I hereby certify that the foregoing is a true and correct copy of the resolution duly and regularly adopted by the Conservancy at a meeting thereof held on the 26th day of April, 2018.

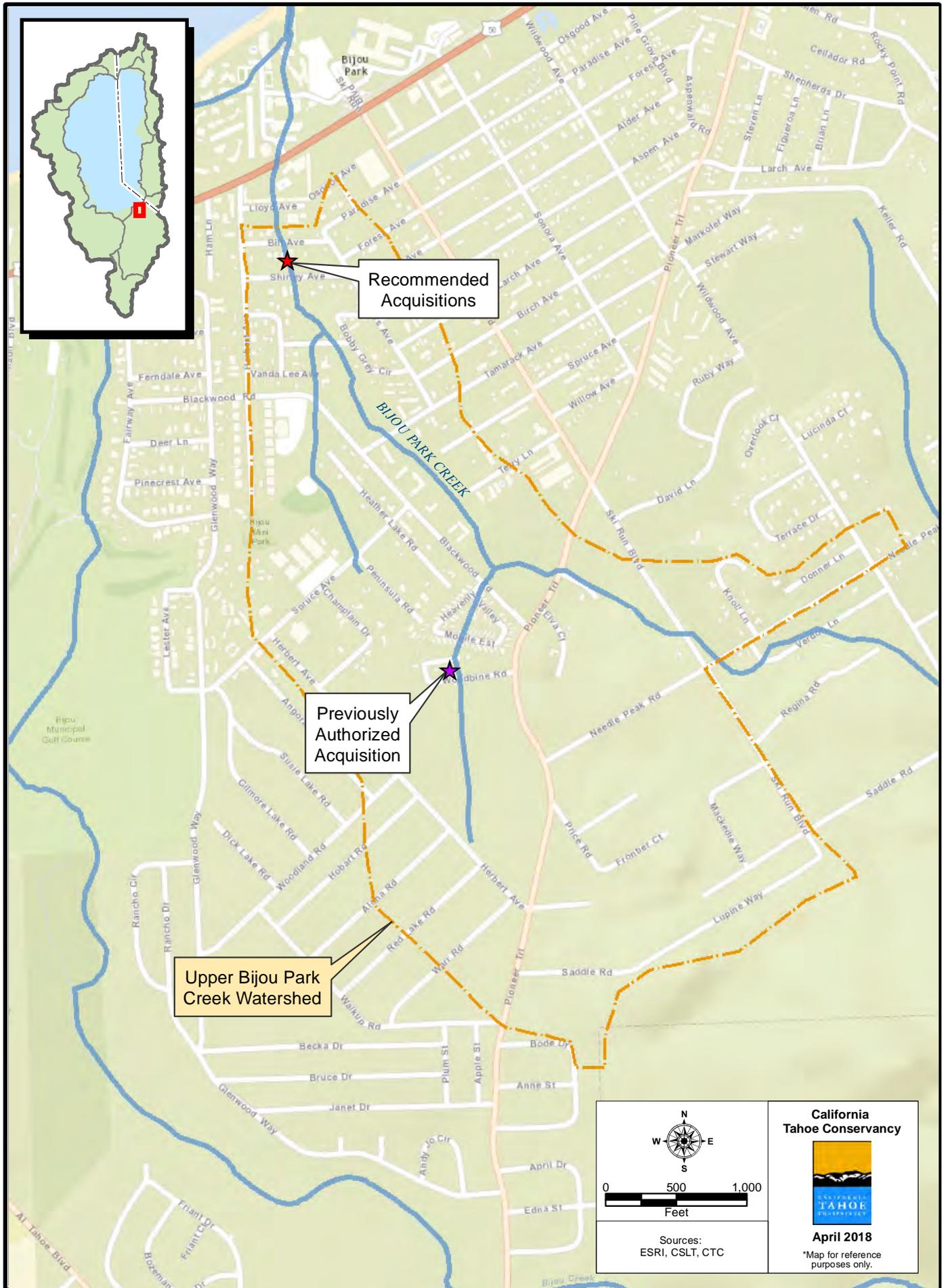
In WITNESS THEREOF, I have hereunto set my hand this 26th day of April, 2018.

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Patrick Wright  
Executive Director

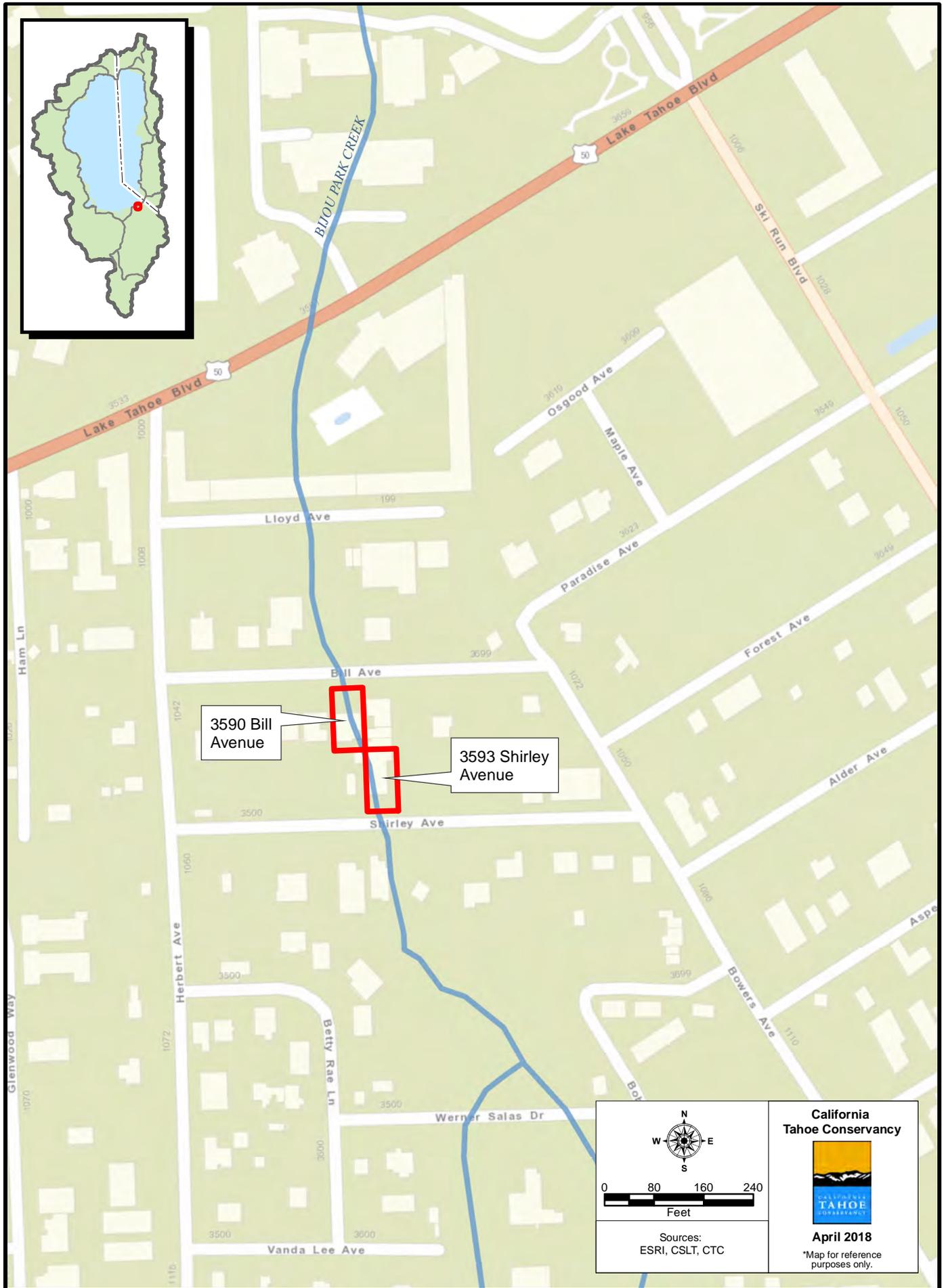
ATTACHMENT 2A

Bijou Park Creek Restoration Priority Acquisitions



ATTACHMENT 2B

Bijou Park Creek Restoration Priority Acquisitions



**ATTACHMENT 3**

**NOTICE OF EXEMPTION**

To: Office of Planning and Research  
1400 10th Street, Room 121  
Sacramento, CA 95814

From: California Tahoe Conservancy  
1061 Third Street  
South Lake Tahoe, CA 96150

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***Project Title:***

Bijou Park Creek Restoration Priority Acquisitions Grant Authorization

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***Project Location – Specific:***

This project is located at 3593 Shirley Avenue and 3590 Bill Avenue (both at the cross street of Herbert Avenue) in the City of South Lake Tahoe (City).

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***Project Location – City:***

South Lake Tahoe

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***Project Location – County:***

El Dorado County

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***Description of Nature, Purpose and Beneficiaries of Project:***

Authorization of an acquisition grant to the City to acquire two properties in the Bijou Park Creek watershed. The project includes the removal of two single-family homes and restoration of natural conditions to enhance habitat and reduce flooding impacts in the Bijou Park Creek watershed.

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***Name of Public Agency Approving Project:***

California Tahoe Conservancy (Conservancy Board meeting of April 26, 2018, Agenda Item 5.a.)

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***Name of Person or Agency Carrying Out Project:***

City of South Lake Tahoe

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***Exempt Status:***

Ministerial (§ 15073)

Declared Emergency (§ 15071 (a))

Emergency Project (§§ 15071 (b) and (c))

Categorical Exemption, Classes 1, 4, & 25; §§ 15301, 15304, and 15325. (See also Cal. Code Regs., tit. 14, §§ 12102.4 and 12102.25.)

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***Reasons Why Project is Exempt:***

The project includes the demolition and removal of two single-family homes and involves minor grading for restoration of natural conditions.

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***Contact Person***

Jen Greenberg

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***Area Code Telephone***

(530) 543-6060

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***Date Received for Filing:***

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Patrick Wright  
Executive Director

California Tahoe Conservancy  
Agenda Item 6.a.  
April 26, 2018

**UPDATE OF CONSERVANCY ASSET LANDS  
AT 1860 LAKE TAHOE BOULEVARD, 1029 TATA LANE,  
AND 833 EMERALD BAY ROAD**

The purpose of this update is to provide background and status of California Tahoe Conservancy (Conservancy) Asset Lands at 1860 Lake Tahoe Boulevard, 1029 Tata Lane, 833 Emerald Bay Road, and to elicit Conservancy Board (Board) discussion.

**Background**

In March 2014, the Board identified 17 developable parcels (Asset Lands) in three highly urbanized areas (Tahoe Valley, Meyers, and Kings Beach) that could support sustainable compact development consistent with local area or town center plans. The sale of the Asset Lands would assist with town center revitalization and help achieve Conservancy and statewide, regional, and area plan goals.

In September 2016, the Board authorized Conservancy staff to initiate pre-sale activities such as appraisals, inspections, and real estate negotiations on Asset Lands located at 1860 Lake Tahoe Boulevard, 1029 Tata Lane, and 833 Emerald Bay Road (El Dorado County Assessor's Parcel Numbers 032-291-28, 032-291-31, and 023-171-09) (Attachment 1). At the same time, the Board also conducted a public tour of the Tahoe Valley Area Plan (TVAP) Asset Lands, including these three properties, and authorized changes to the Conservancy Land Transfer Guidelines (Guidelines).

The changes to the Guidelines include updates to general and specific criteria for various types of land transfers, specification of the processes for potential sale of Asset Lands, and revision to make Guideline language consistent with recent amendments to the Conservancy's enabling legislation (Assembly Bill 1004). The amendments clarified the Conservancy's authority to sell, exchange, or otherwise transfer land for various purposes consistent with its mission and Proposition 1, pursuant to Water Code section 79707(i).

Finally, in December 2017, the Executive Director updated the Board that staff was drafting project requirements on these three Asset Lands.

## **Project Requirements**

Similar to the project requirements staff developed and presented to the Board (September 2017) for the Asset Land located at 2070 Lake Tahoe Boulevard, staff is now providing a status update to the Board on project requirements developed based on discussion with local government agencies, employers, and non-profit organizations. The attached project requirements (Attachments 2 and 3) provide options for housing, commercial development, pedestrian circulation, and protection of environmental resources on three Asset Lands that are the subject of this update. Conservancy staff combined the project requirements for 1860 Lake Tahoe Boulevard and 1029 Tata Lane due to their close proximity to each other, which will promote coordinated project ideas on both sites. The project requirements help achieve statewide planning priorities and include the following elements:

- Development on all parcels that would support the goals of the TVAP, surrounding development, and community uses;
- Construction of affordable, workforce, and market rate housing;
- Construction of commercial, maker, or office space;
- Reservation of perpetual easements, in favor of the Conservancy, over areas required for water quality and trail projects, stream environment zones, public plaza, and open space amenities;
- Connection of pedestrian and bike trails from existing neighborhoods through the parcels to transit and mixed uses in the neighborhood;
- Maintain views to open space areas and Mount Tallac; and
- Achieve highest feasible level of building energy efficiency throughout the projects.

## **Project Implementation Process and Options**

The Guidelines identify two separate Board authorizations to sell Asset Lands. The first authorization is for pre-sale activities, and the second is to sell the property. Staff is undertaking a variety of pre-sale activities including title review, appraisals, and identifying partnerships with public and private entities to achieve Conservancy and statewide, regional, and area plan goals. Future pre-sale activities by staff include:

- Issuing a public solicitation of bids from potential buyers, or
- Determining if there is a uniquely qualified partner(s) with which to exclusively negotiate a land sale (defined in the Guidelines as a public agency or an adjacent landowner who may be able to provide public benefits not possible with an open market sale), and
- Prior to any Board action on disposition of Asset Lands, Conservancy staff will provide a Board tour and public notice.

Conservancy staff is seeking Board discussion on the following options for fulfilling project requirements on 1860 Lake Tahoe Boulevard, 1029 Tata Lane, and 833 Emerald Bay Road.

*1860 Lake Tahoe Boulevard and 1029 Tata Lane*

- **Solicitation for a Parcel(s) Master Plan** – Solicitation for a parcel master plan would provide the Conservancy with innovative approaches and methods for development on these larger parcels that may have multiple types of development due to project requirements consistent with the goals of the TVAP for mixed use (commercial/retail/office and residential). The skill sets the Conservancy may seek include development and finance experience with affordable and workforce housing, transit oriented development, sustainable communities, and mixed use development.
- **Project Development Request for Proposals (RFP)** – A RFP for qualified projects would allow the Conservancy to receive project proposals and select developers on a specific project or multiple projects. After appropriate environmental review, the Conservancy would bring a disposition agreement(s) and environmental documents to the Board. The developer(s) would then submit projects to the City of South Lake Tahoe (City) and/or the Tahoe Regional Planning Agency (TRPA) for review.
- **Local Agency Partnerships** – The Tahoe Transportation District (TTD) has notified Conservancy staff that TTD may have an opportunity to purchase and develop part or all of 1860 Lake Tahoe Boulevard and 1029 Tata Lane with a public agency office complex, workforce and/or affordable housing, or transit oriented development.

*833 Emerald Bay Road*

**Project Development RFP** – A RFP for qualified projects would allow the Conservancy to receive project proposals and select a developer for a specific project. Staff does not anticipate needing master planning services on this site due to its smaller size. After appropriate environmental review, the Conservancy would bring a disposition agreement(s) and environmental documents to the Board. The developer would then submit projects to the City and/or TRPA for review.

*Community, State of California Department of General Services (DGS), and Consultant Assistance with Project Implementation*

Conservancy staff is coordinating closely with DGS real estate staff on a study of Conservancy office facilities, and may help with the RFPs for master planning services and/or development partners. Conservancy staff will continue outreach to local public partners (like the City, El Dorado County, TTD, and TRPA), community organizations,

and private consultants, as needed on each property, to assist and support the Conservancy's efforts as it seeks development partners.

### **Project Constraints**

The Conservancy lacks the development rights, including coverage, residential rights, and commercial floor area, necessary for any projects that would address the priorities and requirements staff are proposing for its Asset Lands in the TVAP. As a result, potential developers would have to secure these rights from other sources, which may be difficult and/or extremely expensive. TRPA's Development Rights Strategic Initiative may partially address this issue, and Conservancy staff continues to discuss potential partnerships with local governments, employers, and non-profit organizations to fulfill the project requirements and secure all necessary development rights.

### **Next Steps**

Next steps for the Conservancy staff on these three Asset Lands include:

1. Discussing project requirements with the City and other parties;
2. Moving forward with potential development partners on potential options, as described above, including issuing solicitations for master plans, RFPs, and/or working directly with a public agency partner(s).

Conservancy staff will bring future discussion items back to the Board as implementation progresses.

### **List of Attachments**

Attachment 1 – Tahoe Valley Area Plan Asset Lands Map

Attachment 2 – 1860 Lake Tahoe Boulevard and 1029 Tata Lane Project Requirements

Attachment 3 – 833 Emerald Bay Road Project Requirements

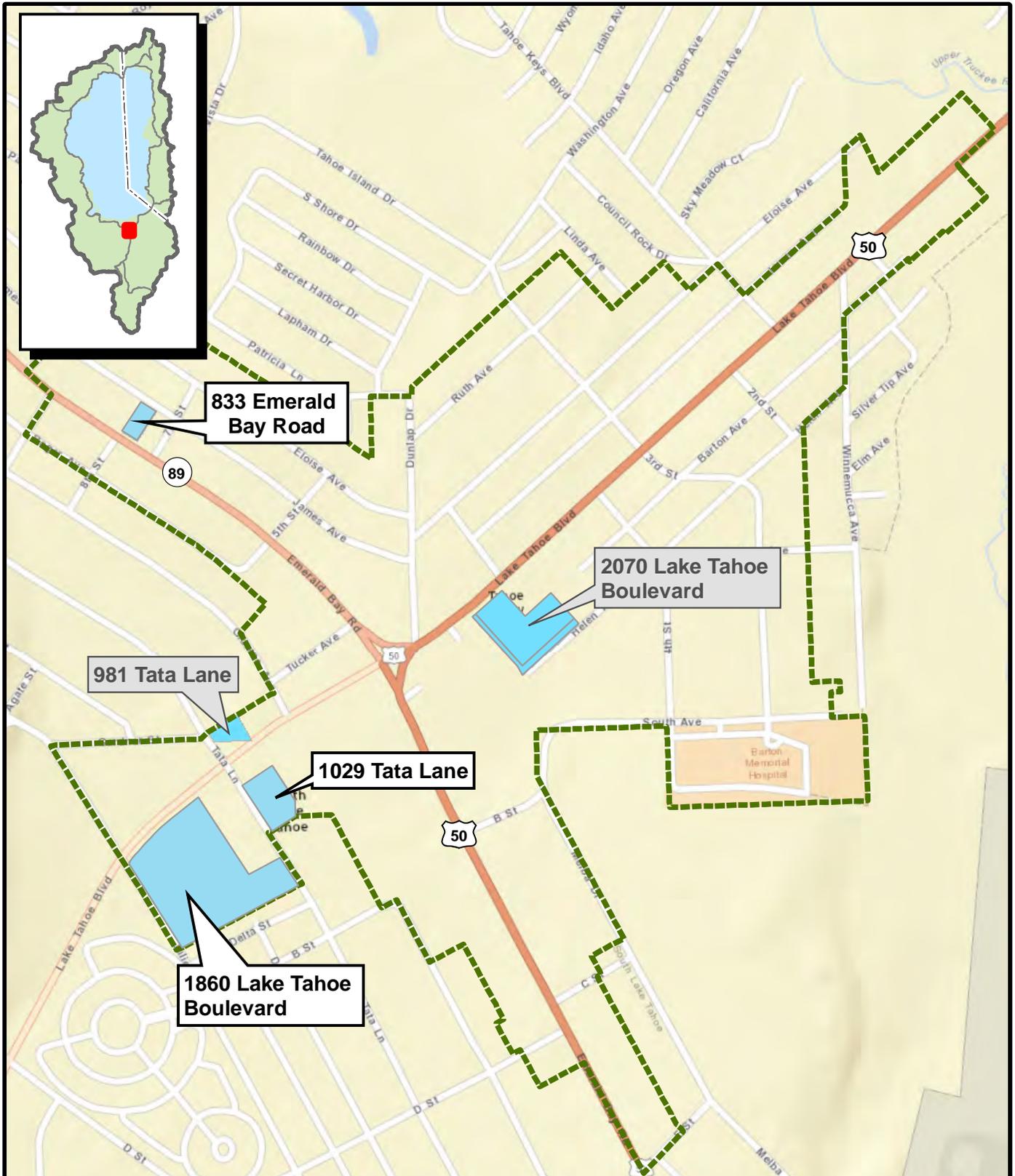
### **Conservancy Staff Contact**

Aimee Rutledge

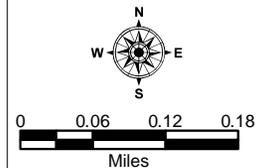
[aimee.rutledge@tahoe.ca.gov](mailto:aimee.rutledge@tahoe.ca.gov)

ATTACHMENT 1

**Update of Conservancy Asset Lands at 1860 Lake Tahoe Boulevard, 1029 Tata Lane, and 833 Emerald Bay Road**



-  Tahoe Valley Area Plan
-  Tahoe Valley Area Plan Asset Lands



Sources:  
TRPA, El Dorado County

California  
Tahoe Conservancy



April 2018

\*Map for reference purposes only.

## ATTACHMENT 2

### 1860 LAKE TAHOE BOULEVARD AND 1029 TATA LANE PROJECT REQUIREMENTS

#### *1860 Lake Tahoe Boulevard and 1029 Tata Lane Background*

##### **1029 Tata Lane (APN 032-291-31)**

This 1.6-acre parcel was acquired at a purchase price of \$79,000 (Lake Tahoe Acquisitions Bond Act) in 1989 under the Conservancy's Coverage Program. When the Conservancy purchased the parcel, the entire property was covered with a parking lot (28,200 square feet (sf)); 22,165 sf of hard coverage was removed, restored, and subsequently used by the Conservancy's Land Bank to meet excess coverage mitigation obligations. The parcel consists of approximately 75 percent class 7 and 25 percent class 5 high capability land that can support compact development consistent with the Tahoe Valley Area Plan (TVAP). At the time of acquisition, the staff report specifically mentioned the land and coverage could be used for purposes consistent with the future area plan and the City of South Lake Tahoe (City) supported this future, potential use of the land.

##### **1860 Lake Tahoe Boulevard (APN 032-291-28)**

This 9.75-acre parcel was acquired at a purchase price of \$221,000 (Lake Tahoe Acquisitions Bond Act) in 1989 under the Conservancy's Environmentally Sensitive Land Program. The parcel contains approximately 10 percent class 1b stream environment zone (SEZ) and 90 percent class 7 high capability land coverage. At the time of acquisition, the staff report specifically mentioned that the sensitive parts of the parcel would be permanently preserved, but that the non-sensitive parts of this parcel could be used for purposes consistent with the future area plan. The City supported this future, potential use of the land. The SEZ portion of the property can be protected through a conservation easement while allowing for the development of the class 7, high capability land.

Conservancy staff developed this document to communicate the Conservancy's list of project elements, requirements, and development options with the Tahoe Regional Planning Agency (TRPA), the City, and the community, consistent with the Area and Regional Plans.

Project Elements	Project Requirements	Development Options
<b>Requirement 1: Project Area</b>	<ul style="list-style-type: none"><li>• Development on both parcels that would be complementary and support the goals of the TVAP, and surrounding existing development.</li></ul>	<ul style="list-style-type: none"><li>• Shared parking</li><li>• Public gathering space(s) to support existing development</li><li>• Coverage and commercial/office activity on the north side of the "L" of 1860 Lake Tahoe</li></ul>

Project Elements	Project Requirements	Development Options
		<p>Boulevard and on the north and middle of 1029 Tata Lane</p> <ul style="list-style-type: none"> <li>• Development on each parcel that promotes non-vehicular circulation between the sites and surrounding amenities, including commercial sites, like South Lake Brewing Company, the “Y” shopping center, and other surrounding businesses</li> <li>• Residential units of various price points (including deed restricted workforce and affordable housing agreements and/or workforce housing agreements with local employer(s)) on the south side of the “L” of 1860 Lake Tahoe Boulevard and/or on the south side of 1029 Tata Lane</li> <li>• Direct connection from commercial to residential uses with plaza spaces and natural open space as buffers</li> <li>• Promotion of community uses in off-hours on parking areas and/or for public gathering spaces (i.e., food trucks, farmers markets, etc.)</li> </ul>
<b>Requirement 2: Mixed Use</b>	<ul style="list-style-type: none"> <li>• Affordable, workforce, and market rate housing</li> <li>• Commercial or office along Lake Tahoe Boulevard and 1029 Tata Lane</li> <li>• Community uses accommodated and public gathering spaces provided</li> </ul>	<ul style="list-style-type: none"> <li>• Deed restricted workforce and/or affordable housing agreements with local employers, such as the Lake Tahoe Unified School District teachers, Barton Hospital, and recreation and tourist industry (Vail, Sierra at Tahoe, etc.)</li> <li>• Promotion of community uses during off-hours on parking areas and/or for public gathering spaces (i.e. food trucks, farmer’s markets, etc.)</li> </ul>
<b>Requirement 3: Minimize Coverage</b>	Coverage below 70 percent and preferably below 50 percent on 1860 Lake Tahoe Boulevard	<ul style="list-style-type: none"> <li>• Public gathering space</li> <li>• Maintain viewsheds</li> <li>• SEZ preservation and restoration</li> </ul>

Project Elements	Project Requirements	Development Options
<b>Requirement 4: Grant of Easement</b>	Permanent easement granted to Conservancy over areas required for water quality and trail projects, SEZ areas, and public plaza and open space amenity areas on parcel	
<b>Requirement 5: Trail Construction and Maintenance</b>	City trails and sidewalks built and maintained on parcels as part of the project	<ul style="list-style-type: none"> <li>• Trails built to connect to Greenbelt and other existing City trails and transit; alternate agreements may be reached (i.e., payment of fee to City, etc.)</li> <li>• Planned City class 1 bike trails</li> <li>• Pedestrian access (current user trails) from existing neighborhoods and new residential to surrounding existing businesses and transit as much as possible</li> <li>• Area-wide Best Management Practices – built to accept run-off of other parcels and streets</li> <li>• City sidewalks and road improvements (complete streets)</li> </ul>
<b>Requirement 6: Open Space Enhancements</b>	<p>Public plaza gathering space for community uses and public amenities connecting trails, transit, and mixed uses on parcel built and maintained as part of the project</p> <p>Views to open space areas and Mount Tallac and access to trails and transit maximized</p>	<ul style="list-style-type: none"> <li>• Dog park area or other desirable open space use for the existing neighborhood and new residential as an open space buffer along the south end of 1860 Lake Tahoe Boulevard near Margaret Avenue and Dedi Avenue dead ends</li> <li>• Public plaza gathering space amenities</li> <li>• Maintain viewsheds</li> <li>• Public art</li> <li>• Playgrounds</li> <li>• Outdoor seating</li> <li>• Food truck accommodations</li> <li>• Farmer's markets</li> </ul>

Project Elements	Project Requirements	Development Options
<b>Requirement 7: Connectivity of Project Area and Surrounding Uses</b>	<p>Provide existing footpath and additional trail connection(s) between the parcels and surrounding uses</p> <p>Provide pedestrian, bicycle and transit amenities</p> <p>Provide a ped/bike connection(s) to the “Y” Transit and Shopping Center</p>	<ul style="list-style-type: none"> <li>• Connections between the parcels and surrounding uses—try to work with adjacent owners to connect to shopping center (maybe knock out one space or create a breezeway entrance from 1029 Tata Lane on the back side) and host outdoor seating areas or gathering spaces for neighboring businesses, especially on the north and east sides of 1029 Tata Lane</li> <li>• Pedestrian, bike, and transit amenities</li> <li>• Transit stop with bus pull off</li> </ul>
<b>Requirement 8: SEZ Restoration and Tree Preservation</b>	<p>Preserve and restore SEZ, according to 2014 SEZ mapping in the TVAP, with a perpetual easement recorded in favor of the Conservancy</p> <p>Save and provide way for all possible trees to thrive, especially in SEZ and public plaza gathering spaces and open space buffers (follow TRPA Code 33.6)</p>	
<b>Requirement 9: Architecture</b>	<p>Meet the design standards in Appendix C of the TVAP</p>	
<b>Requirement 10: City of South Lake Tahoe Green Building Program</b>	<p>Meet all the recommendations in Appendix D of the TVAP, including achieving the equivalent of the highest, feasible Leadership in Energy and Environmental Design rating (highest feasible level, official certification not required) or an Energy Star Label</p>	
<b>Requirement 11: Performance Bond</b>	<p>Developer and contractor guarantee construction of project and meet all development requirements in project area</p>	<ul style="list-style-type: none"> <li>• Performance bond to ensure construction permit, California Environmental Quality Act, development agreement, and all other lead permitting agency requirements met</li> </ul>

Project Elements	Project Requirements	Development Options
<b>Requirement 12: 2017 Regional Transportation Plan</b>	Incorporate into the development elements of transit, trail, and technology goals of the plan	<ul style="list-style-type: none"> <li>• Trails to nearest transit stop from project area</li> <li>• Connectivity to surrounding uses via bike and pedestrian trails</li> <li>• WiFi updates on transit routes</li> <li>• Transit oriented development that provides for transportation hub, transit offices, etc.</li> </ul>
<b>Requirement 13: Regional Plan Compliance</b>	Comply with 2012 Regional Plan Update and all related Plans (including but not limited to the TVAP, Tahoe Sustainable Communities Strategy), and statewide planning goals referenced in the Conservancy's enabling statute	

## ATTACHMENT 3

### 833 EMERALD BAY ROAD PROJECT REQUIREMENTS

**833 Emerald Bay Road Background (APN 023-171-09)**

This 0.51-acre parcel was acquired at a purchase price of \$35,000 (Lake Tahoe Acquisitions Bond Act) in 1989 under the Conservancy’s Coverage Program to bank the potential coverage. The Coverage Program was initiated in 1987 for the purposes of assembling an inventory of lands with coverage rights to be used on both public and private projects, and for mitigation needs. The parcel acquisition provided 6,603 square feet of potential coverage inventory into the Conservancy’s Land Bank that was subsequently sold to residential parcels. The parcel contains developable class 7 high capability land that can support compact development consistent with the Tahoe Valley Area Plan (TVAP). Part of the parcel contains a small, rock drainage basin, with a corresponding license agreement with the City of South Lake Tahoe (City). That part of the property will be documented with a recorded easement upon sale.

Conservancy staff developed this document to communicate the Conservancy’s list of project elements, requirements, and development options with the Tahoe Regional Planning Agency (TRPA), the City, and the community, consistent with the Area and Regional Plans.

Project Elements	Project Requirements	Development Options
<b>Requirement 1: Project Area</b>	<ul style="list-style-type: none"> <li>• Development that supports the goals of the TVAP and supports surrounding existing development</li> </ul>	<ul style="list-style-type: none"> <li>• Shared parking</li> <li>• Residential units of various price points (including deed restricted workforce and affordable housing agreements and/or workforce housing agreements with local employer(s))</li> <li>• Direct connection to adjacent and nearby commercial uses, with plaza spaces and/or natural open space as buffers</li> </ul>
<b>Requirement 2: Mixed Use</b>	<ul style="list-style-type: none"> <li>• Affordable, workforce, and market rate housing</li> <li>• Commercial (could include maker space, office, or retail) next to adjacent commercial or State Route 89</li> </ul>	<ul style="list-style-type: none"> <li>• Provide deed restricted workforce and/or affordable housing and/or workforce housing agreements with local employer(s), such as the Lake Tahoe Unified School District teachers, Barton Hospital, recreation and tourist industry (Vail, Sierra at Tahoe, etc.)</li> </ul>

Project Elements	Project Requirements	Development Options
		<ul style="list-style-type: none"> <li>• “Tiny” houses and/or cottage community with maker space common building</li> </ul>
<b>Requirement 3: Grant of Easement</b>	Perpetual easement granted to Conservancy over areas required for water quality and trail projects, stream environment zone (SEZ) (according to 2014 SEZ mapping in the TVAP) areas, and public plaza and open space amenity areas on parcel	
<b>Requirement 4: Trail Construction and Maintenance</b>	Trails and sidewalks built and maintained on parcel as part of the project	<ul style="list-style-type: none"> <li>• Pedestrian access (current user trails) from existing neighborhoods and new residential to surrounding existing businesses and transit</li> <li>• Area-wide Best Management Practices – built to accept run-off of other parcels and streets</li> <li>• City sidewalks and road improvements (complete streets)</li> </ul>
<b>Requirement 5: Open Space Enhancements</b>	Views to open space areas, and access to trails, and transit maximized	<ul style="list-style-type: none"> <li>• Views</li> <li>• Playground</li> <li>• Public art</li> <li>• Outdoor seating</li> </ul>
<b>Requirement 6: Connectivity of Project Area and Surrounding Uses</b>	<p>Provide additional pedestrian, bike, and transit connection(s) between the parcel and surrounding uses, as much as possible</p> <p>Provide pedestrian, bicycle, and transit amenities</p>	<ul style="list-style-type: none"> <li>• Connections between the parcels and surrounding uses—try to work with adjacent owners to connect to adjacent commercial</li> </ul>
<b>Requirement 7: Tree Preservation</b>	Save and provide way for all possible trees to thrive, especially in SEZ and public plaza gathering spaces and open space buffers (follow TRPA Code 33.6)	

Project Elements	Project Requirements	Development Options
<b>Requirement 8: Architecture</b>	Meet the design standards in Appendix C of the TVAP	
<b>Requirement 9: City of South Lake Tahoe Green Building Program</b>	Meet all the recommendations in Appendix D of the TVAP, including achieving the equivalent of the highest, feasible Leadership in Energy and Environmental Design rating (highest feasible standard, official certification not required) or an Energy Star Label	
<b>Requirement 10: Performance Bond</b>	Developer and contractor guarantee construction of project and to meet all development requirements in project area	<ul style="list-style-type: none"> <li>• Performance bond to ensure construction permit, California Environmental Quality Act, development agreement, and all other lead permitting agency requirements met</li> </ul>
<b>Requirement 11: 2017 Regional Transportation Plan</b>	Incorporate into the development elements of transit, trail, and technology goals of the plan	<ul style="list-style-type: none"> <li>• Trails to nearest transit stop from project area</li> <li>• Connectivity to surrounding uses via bike and pedestrian trails</li> <li>• WiFi updates on transit routes</li> <li>• Transit oriented development</li> </ul>
<b>Requirement 12: Regional Plan Compliance</b>	Comply with 2012 Regional Plan Update and all related Plans (including but not limited to the TVAP, Tahoe Sustainable Communities Strategy), and statewide planning goals referenced in the Conservancy's enabling statute	

## **US 50/SOUTH SHORE COMMUNITY REVITALIZATION PROJECT**

### **History**

Over the past few decades, there have been multiple planning efforts to relocate U.S. Highway 50 from its current location through the tourist/casino corridor at the California/Nevada state line. In 2009, the Tahoe Transportation District (TTD) assumed the lead agency role along with an effort to revitalize the surrounding community area consistent with the new Regional Plan, the local Area Plans, and Regional Transportation Plan. The proposed Preferred Alternative for the US 50/South Shore Community Revitalization Project (Project) would relocate U.S. Highway 50 to the south from its current location. TTD released a joint Environmental Impact Report/Environmental Impact Statement for the Project in April 2017, and public comments in July 2017.

The proposed realignment of U.S. Highway 50 will influence how the public accesses Van Sickle Bi-State Park (Park) in the future. The California Tahoe Conservancy (Conservancy) and Nevada Division of State Parks (NDSP) jointly manage the Park and have coordinated with TTD staff on potential impacts and improvements to the Park.

Since about 2015, the Conservancy has worked with NDSP and TTD to address potential effects to the Park. TTD proposes Project design features that include:

1. Pedestrian bridge overcrossing and trail connection to safely connect the Park and tourist core.
2. Aesthetically designed retaining wall and graded slope along the Park frontage using natural materials, tree planting, and other treatments to the Park entrance.

TTD provided a Project overview to the Conservancy Board in June 2017.

### **Update**

On January 31, 2018, TTD provided the Conservancy and NDSP a memo titled: *Request for Concurrence on a Joint Planning De Minimis Action for Van Sickle Bi-State Park for the US 50/South Shore Community Revitalization Project*. The memo was in response to the Department of Transportation Act of 1966 (Section 4(f)) requirement to consider highway project impacts to publically owned parks, recreation areas, and, specifically in this case, the Park.

The “4(f) process” ideally leads to a “de minimis” impact determination related to the 4(f) resource. The TTD memo sought concurrence on a variety of Project elements originally discussed in 2015, which would result in a conclusion that the Project would not adversely affect the Park. TTD’s final environmental document requires 4(f) concurrence from both the Conservancy and NDSP. TTD plans to release a final environmental document in May 2018, and intends to present the document to the TTD and TRPA Governing Boards in June 2018.

Following TTD’s request for concurrence, TTD, the Conservancy, and NDSP met on April 10, 2018 to discuss the following key issues:

- TTD Proposal: A pedestrian bridge overcrossing and trail connection leading from the Park to the Explore Tahoe Visitor Center. Conservancy and NDSP sought clarification on the cost of bridge/trail installation outside of the Park, ownership, and long-term operation and maintenance.
- TTD Proposal: The retaining wall and graded slope along the Park frontage will be designed with use of natural materials, tree replanting, articulation (i.e., breaks in the wall, separated by landscaped area), and rock treatments. The Conservancy and NDSP sought further detail on TTD’s proposed aesthetic elements for the wall and likelihood of the California Department of Transportation’s (Caltrans) approval of such features.

The April 2018 meeting led to the following additions and modifications to the Project proposal that further support the Section 4(f) concurrence:

- Potential for TTD to acquire Conservancy lands located outside of the Park (portions of Assessor’s Parcel Numbers 029-260-32 and 029-441-19) where the trail features are located. Proceeds from the potential sale of these lands may be set aside for maintenance of the trail and pedestrian bridge. Any future transfer or sale of Conservancy property will require Board approval.
- The Conservancy and NDSP will participate in the design review process for the aesthetic treatments for the retaining wall, slopes, and Park entrance road features. The aesthetic treatment of the retaining wall and graded slope along the Park frontage on the mountain side of new U.S. Highway 50, subject to approval by Caltrans, will be designed to maintain the rural, open space experience of the park. The gateway/main entrance to the Park will be enhanced and aesthetic crossing treatments will be used at the Heavenly Village Way/new U.S. Highway 50/Park entrance road intersection as envisioned by the Park’s master plan.

The Conservancy and NDSP anticipate providing the requested concurrence once there is mutual commitment among the parties to the Project additions and modifications. Conservancy Board action will be required in the future with respect to potential sale of land to TTD and Park improvement components related to the Project.

### **List of Attachments**

Attachment 1a – Project Map  
Attachment 1b – Location Map

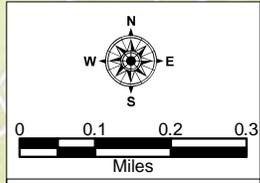
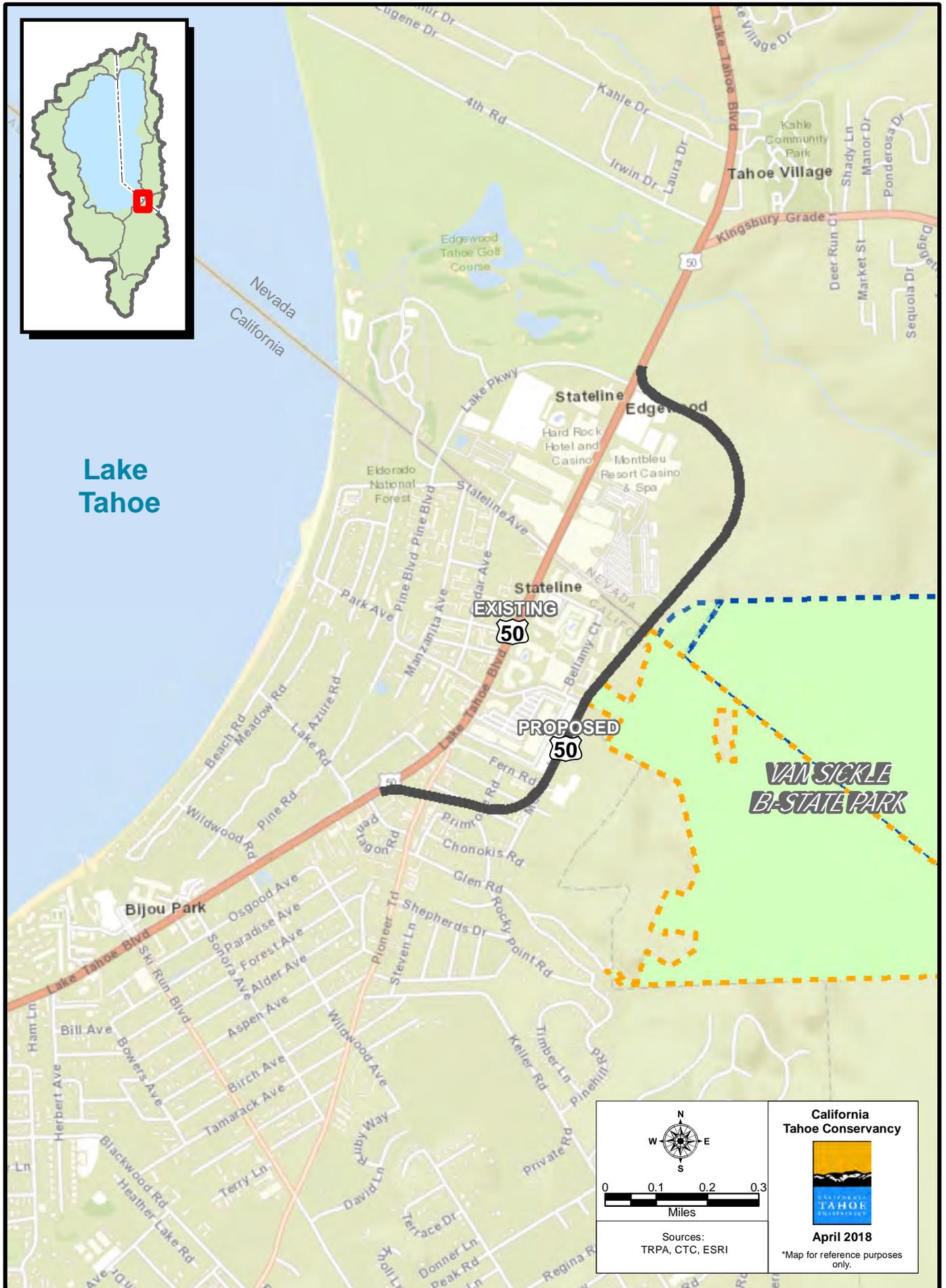
### **Conservancy Staff Contact**

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ATTACHMENT 1A

US 50/South Shore Community Revitalization Project



Sources:  
TRPA, CTC, ESRI

California  
Tahoe Conservancy

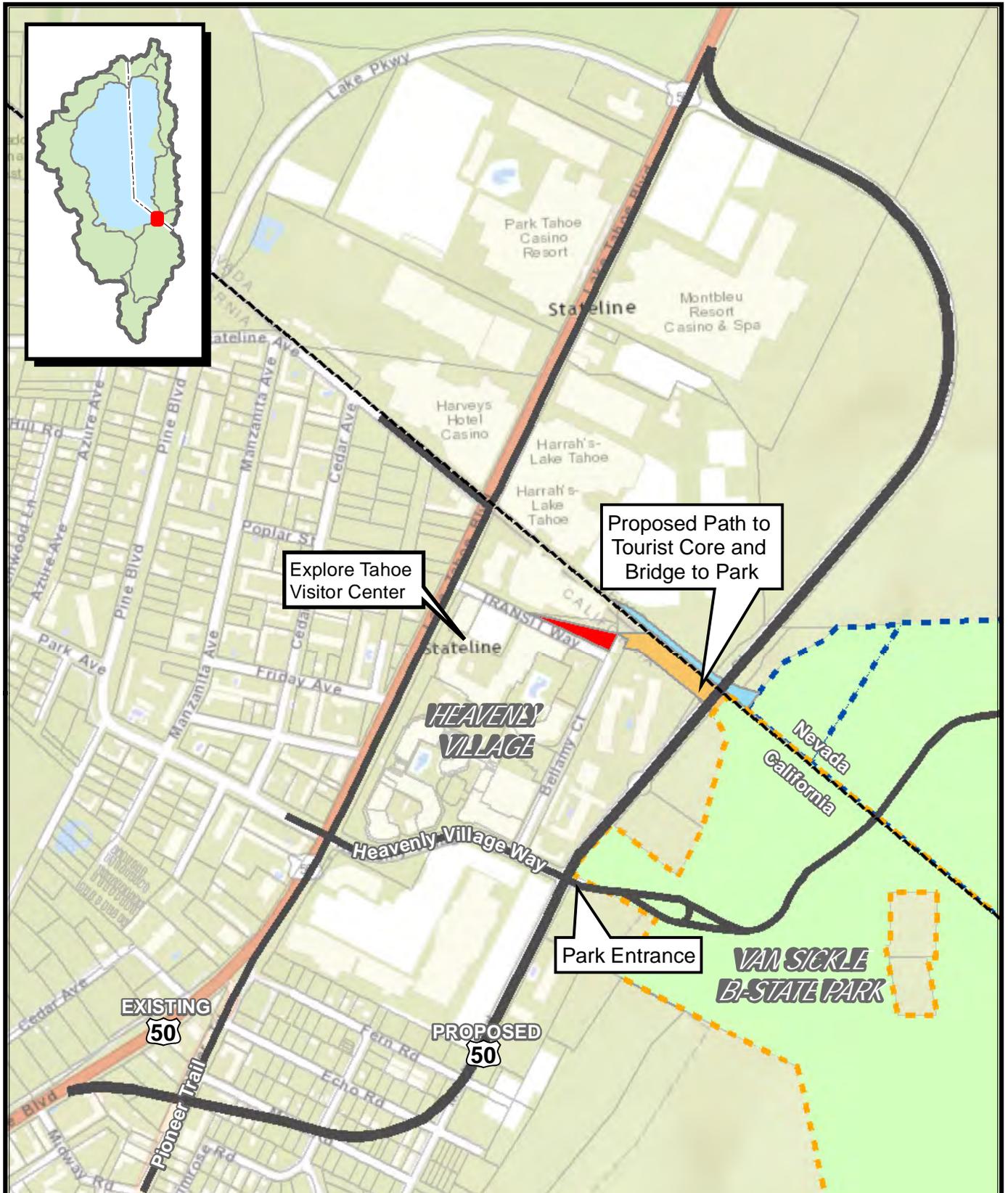


April 2018

\*Map for reference purposes only.

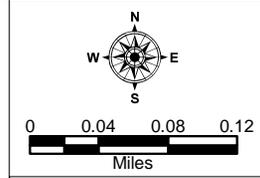
ATTACHMENT 1B

US 50/South Shore Community Revitalization Project



**Ownership**

-  California Tahoe Conservancy
-  Nevada Department of Transportation
-  City of South Lake Tahoe
-  Nevada State Parks



Sources:  
TRPA, CTC, ESRI

California  
Tahoe Conservancy



April 2018

\*Map for reference purposes only.

California Tahoe Conservancy  
Agenda Item 7.a.  
April 26, 2018

**DRAFT CONSERVANCY BOARD PROCEDURES OUTLINE**

- Purpose of Procedures
- Bagley-Keene Open Meeting Act
  - Regular Meetings
    - Meeting Frequency
  - Special and Emergency Meetings
  - Teleconference Meetings
  - Closed Sessions
  - Serial Meetings
- Board Member Organization – Gov. Code, § 66906.1
  - Election and Duties of the Chair and Vice-Chair
  - Board Committees
    - Establishment of Committees
    - Subject Matter of Committees
- Quorum and Voting
- Resolutions and Motions
- Attendance and Duties of Executive Director, Deputy Director, Counsel, and Board Clerk
- Notice and Agenda
  - Notice
  - Agenda Preparation
  - Consent Items
  - Action and Discussion Items
- Public Participation
  - Comments
  - Board Materials and Presentations
- Meeting Minutes and Transcripts
- Conflicts of Interest and State Ethics Training
- Americans with Disabilities Act Accessibility
- Use of Electronic Devices

California Tahoe Conservancy  
Agenda Item 8.a.  
April 26, 2018

**POTENTIAL AGENDA ITEMS FOR THE JUNE 21 BOARD MEETING**

Staff is seeking input from the Board regarding the agenda items for the June 21, 2018 Board meeting.

A tentative list of agenda items beyond the normal standing items include:

- Urban Land Management, Planning, and Land Bank Authorization
- Dollar Creek Forest Health and Biomass Project
- License Plate Agreement to Tahoe Fund
- Kings Beach Town Center Existing Residential Units of Use (ERUU) Sale
- Tahoe Mountain Lyons Acquisition
- Closed Session – Executive Director Performance Evaluation
- FY 18/19 Work Program and Budget Update (Discussion only)
- Conservancy Board Procedures (Discussion only)
- Proposition 68 Update (Discussion only)
- Draft 2018-2023 Strategic Plan (Discussion only)

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California Tahoe Conservancy  
Agenda Item 10.a.  
April 26, 2018

**2018-2023 STRATEGIC PLAN UPDATE**

At the March 14 Board meeting, the California Tahoe Conservancy (Conservancy) began to update its Strategic Plan (Plan). The session focused on reviewing what the Conservancy had achieved with regard to its 2012-2017 Plan. Materials included an accomplishments report as well as the findings from a staff survey and from Board member interviews. Board members, staff, working group members, and the public provided input and participated in discussion.

The strategic planning portion of today's meeting begins to look forward and focus on what strategies the Conservancy should pursue in its 2018-2023 Plan. It starts with identifying the most important drivers and trends that shape the Conservancy's work. Subsequently, small groups of staff, working group members, and Board members will discuss whether and how to modify the strategies that the Conservancy should include in its updated Plan. Discussions will include the assumptions and rationale that guide a given strategy; how the Conservancy would add value; key actions that would advance the strategy; risks of pursuing such strategy; the resources required; and consistency with the Conservancy's mission, vision, and guiding principles. Participants will have opportunities to discuss multiple strategies, hear what the small groups discussed, and join in plenary discussion. The public will have opportunities to provide input before and after small group work.

Following the meeting, the consultant will prepare a draft Plan for review at the June 21 Board meeting. Based on feedback and direction at the June meeting, the consultant and staff will further elaborate how the Conservancy's structure and staffing align with strategies and corresponding key actions. Staff will present a revised draft Plan to the Board on August 9 for review and approval, or further refinement.

In preparation for April 26, staff requests that any Board or working group member who missed the March 14 meeting, review the meeting minutes for the strategic planning session (pages 15-21 in the proposed minutes). Additionally, staff requests that all Board and working group members spend some time prior to April 26 thinking about what they consider the most important drivers and trends that shape the Conservancy's work.

As a point of reference, the revised process timeline presented to the Board on March 14 follows below.

Date	Action
12/18/2017	Consultant hired
3/14/2018	Board meeting and launch discussion with working group and the public <ul style="list-style-type: none"> <li>• Included revised proposed process and timeline; introduction of the consultant; review of the 2012-2017 Plan’s mission, vision, guiding principles, and strategies; review of employee survey highlights; and discussion of progress toward implementing the 2012-2017 Plan, including potential work to carry forward</li> <li>• Included sessions dedicated to working group discussion, and public input</li> </ul>
3/15/2018-4/06/2018	Staff/consultant initial research
4/26/2018	Board meeting and discussion with staff, working group, and public input throughout the day <ul style="list-style-type: none"> <li>• Includes review of external and internal trends; discussion of the Conservancy’s role; discussion of potential strategies to pursue in a revised Plan; and discussion of how the Conservancy’s organizational structure and culture can support a revised Plan</li> </ul>
4/27/2018-6/01/2018	Staff/consultant drafting of Plan and possible additional working group and/or public input
6/21/2018	Board meeting including review of draft Plan and time for further working group and/or public discussion
6/22/2018-7/17/2018	Staff/consultant revisions to draft Plan
8/09/2018	Board meeting with presentation of final Plan to Board for review and approval
8/10/2018-9/21/2018	Staff/consultant revisions to Plan (if needed)
10/11/2018	Board meeting to include Board review and approval of revised final Plan (if needed)

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