

SIERRA VISTA MINOR BOUNDARY LINE ADJUSTMENT

Recommended Action: Adopt Resolution 26-06-02 (Attachment 1) authorizing staff to execute a minor boundary line adjustment (MBLA) affecting a California Tahoe Conservancy (Conservancy) parcel (Placer County Assessment Number (AN) 085-142-005) and a privately owned parcel (Placer County AN 085-142-004).

Executive Summary: Conservancy staff recommends the Board authorize the Conservancy to execute an MBLA to resolve an existing encroachment by a private landowner at 695 Sierra Vista Avenue in Tahoe Pines on the west shore of Lake Tahoe. The private landowner's dirt driveway partially encroaches onto an adjacent Conservancy parcel, also on Sierra Vista Avenue. The dirt driveway existed at the time the Conservancy bought the Sierra Vista Avenue parcel in 1989. Through the MBLA process, the Conservancy will resolve this long-standing encroachment by adjusting the property boundaries to reflect on-the-ground conditions. Via the MBLA, the Conservancy will exchange land that has compacted fill where the driveway crosses it with the adjacent private landowner, who will provide undisturbed sensitive land to the Conservancy. The exchange includes land that is of approximately equal size, monetary value, and better ecological quality. This staff recommendation supports the Conservancy's Strategic Plan goal to Safeguard the Basin's Environmental, Tribal, Cultural, and Recreational Attributes for Future Generations, which includes prevent and resolve encroachments on Conservancy lands.

Location: The Conservancy's Sierra Vista Avenue parcel (AN 085-142-005) and adjacent private landowner's property (AN 085-142-004) are located in Tahoe Pines in Placer County (Attachment 2).

Fiscal Summary: The private landowner will obtain and pay for the survey, required permits, local jurisdiction approvals, and title documents, and pay any fees required to complete the MBLA. Conservancy staff will prepare and review the MBLA as a part of its regular workload.

Overview

History

The Conservancy purchased the 0.31-acre Sierra Vista Avenue parcel in 1989 using Lake Tahoe Acquisition Bond Act funding. At that time, the Conservancy acquisition program was at full capacity and acquiring numerous environmentally sensitive parcels in the Lake Tahoe Basin in a relatively short amount of time. The Conservancy's due diligence activities included on-site inspections, reviewing title reports, appraising the value of the land, and verifying land capability, but did not include surveys or boundary line assessments. The Conservancy's pre-acquisition inspection of the parcel did not identify any encroachments. In summer 2025, the current landowner hired a licensed surveyor to conduct a property boundary survey for future driveway improvements including paving the dirt driveway and installing erosion control best management practices (BMPs) to capture sediment runoff from the driveway. The landowner notified the Conservancy of the encroachment and expressed a desire to resolve it.

Detailed Description of the Recommended Action

1. Major Elements and/or Steps of the Recommended Action

To initiate the process of executing the MBLA, Conservancy staff will work with the private landowner, surveyor, Placer County, and the Tahoe Regional Planning Agency (TRPA) on all necessary procedural and legal documents. The private landowner will draft a property exchange proposal with resulting property boundaries and a map or site plan. With Conservancy staff approval, the private landowner will submit the MBLA permit to the TRPA and Placer County to process the MBLA. A title company will record the MBLA with the Placer County Recorder's Office after approval. The private landowner will pay for all components of the MBLA, apart from incidental Conservancy staff time.

Using the MBLA, the Conservancy and private landowner will exchange an approximately equal area of land between the privately owned parcel and the Conservancy's parcel. The Conservancy will receive undisturbed land on the southeast corner of the privately owned parcel. In exchange, the private landowner will receive the land under the driveway from the northwest corner of the Conservancy's parcel (Attachment 3). The MBLA creates consistency and accuracy between the on-the-ground conditions and the recorded boundary line, and resolves the encroachment.

2. Overall Context and Benefits

The Conservancy will resolve a long-standing encroachment on Conservancy property through the MBLA. The exchange includes land that is of equal monetary value, size, and better ecological quality. Each parcel is sloped away from Sierra Vista Avenue and has similar vegetation types, including Jeffrey pine, lodgepole pine, white fir, and snowbrush.

The landowner's compacted dirt driveway crosses the northeast corner of the Conservancy's parcel. The topography of both parcels includes steep slopes, and the dirt driveway crossing the properties is causing erosion, degrading water quality and requiring the installation of erosion control BMPs. The MBLA will allow the adjacent private

landowner to legally access their driveway, install BMPs, and access both the driveway and BMPs for ongoing maintenance. This activity supports the Conservancy's Strategic Plan, which includes improving Conservancy land management by resolving encroachments.

3. Schedule for the Recommended Action

Upon Board authorization, staff will initiate the MBLA process. The timeline will depend on when the private landowner is able to produce all necessary documents, and on coordination among the Conservancy, TRPA, Placer County, private landowner, title company, and the surveyor.

Financing

The private landowner will obtain and pay for the survey, title documents, required permits, and Placer County Recorder's Office approval, and pay any fees required to complete the MBLA. Conservancy staff will prepare and review the MBLA as part of its regular workload.

Authority

Consistency with the Conservancy's Enabling Legislation

This recommended action is consistent with the Conservancy's enabling legislation. Government Code section 66907.8 authorizes the Conservancy to transfer or convey any real property interest to fulfill the purposes of its enabling legislation.

Consistency with the Conservancy's Strategic Plan

These activities are consistent with the Conservancy's Strategic Plan goal to Safeguard the Basin's Environmental, Tribal, Cultural, and Recreational Attributes for Future Generations, which includes improving Conservancy land management by resolving encroachments.

Consistency with the Conservancy's Program Guidelines

The recommended action is consistent with the Conservancy's Land Transfer Guidelines, and furthers the Conservancy's overall policies and purposes.

Consistency with External Authorities

The MBLA will be consistent with Placer County and TRPA regulations.

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. Conservancy staff has evaluated this Project, the MBLA, and has found it to be exempt under CEQA. This Project qualifies for a categorical exemption under CEQA Guideline section 15304, Minor Alterations to Land, and the Cal. Code Regs., tit. 14, §§ 12102.4. The staff has prepared a

notice of exemption (NOE) for the Project (Attachment 4). If the Board approves the Project, staff will file the NOE with the State Clearinghouse pursuant to CEQA Guidelines, section 15062.

List of Attachments

Attachment 1 – Resolution 26-06-02

Attachment 2 – Sierra Vista Minor Boundary Line Adjustment Location Map

Attachment 3 – Sierra Vista Minor Boundary Line Adjustment Project Map

Attachment 4 – NOE

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