State of California – The Resources Agency
Arnold Schwarzenegger, Governor

CALIFORNIA TAHOE CONSERVANCY

PROPERTY MANAGEMENT PROGRAM

PROGRAM GUIDELINES
and
Annual Authorization

Adopted September 19, 1986

Updated July 18, 2008

Conservancy Board members

Larry Sevison, Chairman
John Hooper, Vice Chairman
Todd Ferrara
Anne Sheehan
Kathay Lovell
Norma Santiago
Lynn Suter
Terri Marceron

For further information contact:

California Tahoe Conservancy
Property Management Program
1061 Third Street
South Lake Tahoe, California 96150
530 542-5580

Conservancy Staff

Patrick Wright
Executive Officer

Bruce Eisner
Property Management Program Manager

Property Management Staff
Shawn Butler
Dana Dapolito
Amy Cecchettini
Howard Rankin
Robert Cummings
Jeff Miller
Dario Gotchet
Nick Meyer

California Tahoe Conservancy
Agenda Item 9a
July 18, 2008

ANNUAL PROPERTY MANAGEMENT

Summary: Consideration and possible authorization of up to $850,000 for direct management and restoration activities, including necessary hazard abatement, on Conservancy-owned properties during fiscal year 2008-2009.

Location: Throughout the California side of the Lake Tahoe Basin.

Fiscal Summary: Requested Amount: $850,000

Recommended Action: Adopt resolution 08-07-04 (Attachment 1) authorizing up to $850,000 for direct management and restoration activities, including any additional necessary hazard abatement and soils restoration activities due to the Angora Fire.

Executive Summary: Staff are requesting authority to continue to develop, implement, and expend funds for the Conservancy's ongoing management program, including maintenance and water quality restoration activities, for over 4,825 parcels of land comprising over 6,300 acres during fiscal year 2008-2009.
This is the twenty-second authorization sought by staff for ongoing management activities conducted during the typical field season (e.g., property inspection and cleanup; erosion control and revegetation; and the removal or correction of hazardous conditions). Forest management activities, which have historically been a component of the annual property management authorization, were authorized by the board for fiscal year 2008-2009 at the May 16, 2008 meeting.

The primary management and restoration activities funded under this authorization include:

- Inspect all 4,825+ parcels to identify hazardous conditions, inappropriate uses by adjoining landowners, and resource restoration needs, and to clean up the parcels as necessary;
- Respond to an estimated 150 citizen complaints regarding such issues as excessive fuels hazards, hazardous trees, trespassing, inappropriate uses such as tree forts and BMX courses, and abandoned vehicles;
- Identify and remove hazardous trees to protect life and property. To date, over 3,710 hazardous trees have been removed by private contractors;
- Develop resource restoration prescriptions and contract for and supervise the seasonal restoration crew to implement an estimated 25 to 30 resource restoration projects for water quality protection and to assist with restoration activities in support of the other Conservancy programs;

- Protect the Tahoe yellow cress and natural, historic or cultural resources by providing a land steward or caretaker presence on key Conservancy properties, including the Upper Truckee Marsh, Van Sickle, and former Sunset Stables properties;
- Contract for and supervise a seasonal land management crew to perform fuels hazard reduction work, primarily in response to citizen complaints within areas not programmed for work under the forest management authorization, maintain past restoration projects, assist with restoration projects in support of all other Conservancy programs, maintain high use properties such as the Upper Truckee Marsh, eradicate noxious weeds, and collect native seed;
- Contract for heavy equipment services necessary to implement resource restoration activities; and
- Maintain the Conservancy's lake front or public access facilities by contracting with other public agencies and through concession and other management agreements with both the public and private sector

Background: To date, the Conservancy has made significant progress in developing and implementing a comprehensive property management program, including unimproved and improved properties. This task has been complicated by a number of factors which include a large number of properties, a fragmented public/private ownership pattern, varying parcel sizes, differing management, and limited resources.

Within this context, the Conservancy has attempted to integrate short- and long-term management considerations into its programs and projects. Specifically, the Conservancy has:

- Structured the acquisition program to resolve management concerns prior to the close of escrow and through the purchase of conservation easements;
- Adopted grant programs that reinforce existing management roles, utilize existing management resources of the grantees, and facilitate the management of common ownership areas;
- Developed an increasing capability, involving both the public and private sectors, to inspect sites, clean up properties, remove hazards, and resolve certain use conflicts;
- Initiated restoration and resource enhancement activities, involving installation of erosion control measures, revegetation, stream environment zone (SEZ) restoration, forest resource management activities, and the maintenance and improvement of public access facilities, in order to fully achieve the purposes of various types of acquisitions;
- Coordinated the restoration and management of properties through the utilization of public and private sector expertise and resources, the coordination of resource planning and management efforts with other public and private entities, and the development of information needed to fashion long-term management strategies;
- Adopted and implemented guidelines to guide lease, license and stewardship land management activities which are designed to transfer certain management responsibilities to appropriate third parties;
- Provided for site security where needed;

- Adopted and implemented snow storage guidelines to meet water quality and management objectives; and
- Increased the Conservancy's administrative capability to restore and manage properties through staff development, internships and procurement of management services from public agencies and private contractors, the development of computerized databases and Geographic Information System (GIS) capabilities, land ownership mapping, the development of a number of legal and resource management tools, and the procurement of management revenue sources (such as leases and the land coverage program) which support resource objectives.

Program Description and Management Objectives: Since the adoption of the Conservancy's management program on September 19, 1986, and pursuant to subsequent annual reauthorizations, the Conservancy strives to address the following management objectives:

- Manage property in a manner consistent with the purpose(s) for which it was acquired;
- Restore and enhance on-site resources where appropriate;
- Resolve potential use conflicts;
- Coordinate the management of such lands with other public agencies and private entities in order to facilitate more responsive, cost-effective, and/or comprehensive management arrangements; and
- Continue to develop the Conservancy's administrative and fiscal capability to manage all types of acquired properties.

The Conservancy is making substantial progress towards achieving these objectives, which are discussed in summary below and in greater detail in Attachment 2, The Conservancy’s Management Program, in terms of current and future program activities.

Reflecting the nature and purposes of the Conservancy's acquisition activities, the greatest percentage of resources will still be placed on activities related to protection, rehabilitation, and restoration of the natural environment, public safety, providing public access, and protection and enhancement of water quality. These ongoing activities are critical in sustaining the resource values and ecosystem processes which exist on Conservancy lands. Ongoing activities include property inspection and cleanup, project planning, revegetation, SEZ and coverage restoration, and soil erosion control. Other ongoing activities include maintenance of the Conservancy's developed recreational facilities, including the Kings Beach Plaza, North Tahoe Beach, Tallac Vista, and Phases I through III of the Carnelian Bay Lake Access project. Maintenance work is performed either by the Conservancy's seasonal crews, through a contract for maintenance services, or through a concession agreement.

Staff are developing and implementing, on a limited basis, smaller scale public access and wildlife enhancement projects on Conservancy-owned properties. These projects involve such components as: providing lake access; maintaining and improving walking, hiking, and biking trails; maintaining and enhancing open space to provide for passive

recreation experiences; improving visual and aesthetic resources; and restoring and protecting key habitats (i.e., forest, riparian corridors, and meadows). Future projects are being planned and will be implemented as funding permits.

As noted in last year's staff report, efforts will be undertaken by staff to identify future management options for the Tallac Vista property, which is no longer operating as a conference facility. Options for consideration are wide-ranging, from Conservancy funding of deferred maintenance on the grounds and building, completion of some or all of the building and grounds maintenance work by the private sector under a new, long-term operating agreement, or complete restoration of the property after demolition of all improvements. Staff anticipates reporting to the board at a future meeting and then developing a recommendation for subsequent board action.
Staff have continued to enhance its resource management and administrative capabilities through the coordination of land management responsibilities with other public and private sources and through its leasing, snow storage, stewardship land management services, and land coverage activities. To help protect the historical resources on the Van Sickle property, including the barn and log cabin which were stabilized by the specialized California State Parks Restoration Crew under a $160,000 contract, the staff have secured a volunteer caretaker to live onsite in a private recreational vehicle, continuing a caretaker presence on this property that dates back to the late 1980s.

Additionally, staff are also monitoring property ownership and project status through several management databases and land status maps and continues to develop its GIS capabilities. These tools, along with the Resources Legacy Fund assessment of opportunities for coordinated management of public lands in the Lake Tahoe Basin, will help to identify potential land adjustments and long-term management responsibilities. Staff and the consultant presented the report to the board at its July 2007 workshop. Staff are working with the U.S. Forest Service (USFS), California Department of Parks and Recreation (DPR) and other public agencies, including the City of South Lake Tahoe and South Tahoe Public Utility District, to explore potential land adjustments that would improve management efficiency, protection and coordination of the Conservancy's management activities with these respective agencies.

Finally, staff are working to develop a more integrated planning approach for restoration and management of resources on Conservancy lands. Specifically, staff have begun identifying management areas based upon geographical features (e.g., watershed), current land uses, ownership patterns and special interest features such as SEZs, scenic and wildlife corridors, "paper" subdivisions, and shore zones in order to develop more specific land and resource management goals for these areas. Staff are cooperating with other agencies such as the USFS on various watershed assessments and will incorporate information from these efforts into the Conservancy's various program-planning efforts. The increasing scope of the Conservancy's acquisition and restoration activities has increased opportunities for the development of watershed approaches. It is envisioned that a greater reliance on watershed approaches to land and resource management, regardless of ownership boundaries, may ultimately provide for greater resource

sustainability. Computer-aided technologies including GIS will enhance this long-term planning effort.
Although the Lake Tahoe Environmental Improvement Program (EIP) currently does not include management activities, it should also be noted that some of the work authorized by this action, particularly SEZ restoration, will directly implement or support EIP objectives.

Fiscal Analysis: If the board approves the requested authorization, staff will continue to implement the Conservancy's management program during this fiscal year within established budgetary limitations. Staff are requesting authority to expend up to $850,000 at this time. This amount is consistent with the anticipated 2008 Budget Act still under consideration at the time this report was prepared. This amount includes $546,000 in support funds and $304,000 in Tahoe Regional Planning Agency (TRPA) mitigation funds to help fund coverage restoration and other site restoration activities.

Staff have identified four main types of expenditures, reflecting a continuation of past year priorities. To the extent feasible, a priority has been placed on land management, public safety, forest management, and resource restoration and enhancement activities, as shown in the proposed budget on the following table:

Land Management, Public Safety and Fuels Reduction	
Land Management Crew	$122,000
Property Inspection/Cleanup	$130,000
Hazard Tree Removal	$35,000
Beach Maintenance and Security Contracts	$135,000
Facilities and Maintenance	$50,000
Project Planning	$59,000
Equipment, Tools and Supplies	$15,000
Land Management Sub-total:	**$546,000**
Resource Restoration and enhancement	
Restoration Crew	$107,000
Restoration Equipment Contracts**	$100,000
Restoration Planning	$59,000
Restoration Materials and Supplies	$25,000
Resource Restoration Sub-total:	**$291,000**
Contingency	**$13,000**
Total	***$850,000***

** These budget items have carryover funding from the prior year.
It should be noted that the above amounts are only estimates and reflect potential expenditures within these categories based on the Conservancy's prior experience. The actual expenditures will depend upon the actual need and relative management priorities as established throughout the fiscal year, and other support needs. It should also be noted

that these funds would supplement previous allocations of funds for management purposes.

Staff will also continue to report to the board on the status of ongoing and planned management program activities at subsequent meetings.

Consistency with the Conservancy's Enabling Legislation: The recommended management activities are consistent with the Conservancy's enabling legislation. Under Government Code Section 66907.10, the Conservancy is authorized to improve and develop acquired lands for a variety of purposes, including protection of the natural environment, provision of public access or recreational facilities, preservation of wildlife habitat areas, or providing access to or management of acquired lands. Under Government Code Section 66907.9, the Conservancy is authorized to initiate, negotiate, and participate in agreements for the management of land under its ownership and control with local public agencies, State agencies, Federal agencies, nonprofit organizations, individuals, corporate entities or partnerships. Finally, under Government Code Section 66906.8, the Conservancy is authorized to select and hire private consultants or contractors as necessary to achieve these purposes.

California Environmental Quality Act (CEQA) Compliance: Some Conservancy property management projects are subject to review under CEQA. However, specific findings under CEQA are not necessary at this time because each individual project will be evaluated prior to implementation at a future date for compliance under CEQA. Past experience suggests that most Conservancy management or maintenance projects will qualify for one or more categorical exemptions. If a proposed project is not exempt, which in turn requires the preparation of a negative declaration or an environmental impact report, then that project and its associated environmental document will be brought to the Conservancy for adoption of environmental findings prior to implementation.

List of Attachments:

Attachment 1 - Resolution 08-07-04

Attachment 2 - The Conservancy’s Management Program

Conservancy Staff Contact:

Shawn Butler Phone: (530) 543-6034

ATTACHMENT 1

California Tahoe Conservancy
Resolution
08-07-04
Adopted: July 18, 2008

ANNUAL PROPERTY MANAGEMENT

"The California Tahoe Conservancy hereby authorizes staff to take all necessary steps, and to expend up to $850,000 for direct management and restoration activities as described in the Staff Recommendation dated July 18, 2008 for property acquired by the Conservancy, including but not limited to: property inspection and cleanup; hazard reduction; project planning; erosion control and ecological restoration; forest fuels reduction; Angora Fire property restoration; wildlife habitat enhancement; land and facilities maintenance; demolition of structures; the resolution of use conflicts; interpretive and public information activities; execution of leases, licenses, and agreements consistent with adopted guidelines; and coordination of management arrangements."

I hereby certify that the foregoing is a true and correct copy of the resolution duly and regularly adopted by the California Tahoe Conservancy at a meeting thereof held on the 18th day of July 2008.

In WITNESS THEREOF, I have hereunto set my hand this 18th day of July 2008.

_____
Patrick Wright
Executive Officer

ATTACHMENT 2

THE CONSERVANCY'S MANAGEMENT PROGRAM

Program Objectives: Since the adoption of the Conservancy's Management Program on September 19, 1986, and subsequent annual reauthorizations, the Conservancy has attempted to address the following management objectives:

- Manage property in a manner consistent with the purpose(s) for which it was acquired;
- Restore and enhance on-site resources where appropriate;
- Resolve potential use conflicts;
- Coordinate the management of such lands with other public agencies and private entities in order to facilitate more responsive, cost-effective, and/or comprehensive management arrangements; and
- Continue to develop the Conservancy's administrative and fiscal capability to manage all types of acquired properties.

The Conservancy is undertaking a number of different types of ongoing or interim management activities for different types of resources. The nature of these activities largely reflects the purpose(s) for which an acquisition or project was undertaken. The primary focus of the Conservancy's ongoing management efforts has been on environmentally sensitive lands. However, as the Conservancy's acquisition program has expanded into acquiring other lands for wildlife, access, and land coverage purposes, resource management staff have also directed its activities toward managing these types of properties. The primary objective of the Conservancy's management activities for all these types of lands is the preservation and restoration of natural conditions and open space values in perpetuity or until further restoration or other improvement activities take place.

The Conservancy is making substantial progress toward achieving these objectives. They are discussed below in terms of current and future program activities.

A. Inspection and Maintenance: Consistent with the purposes for which the Conservancy’s lands have been acquired, staff are undertaking a number of inspection and maintenance related activities, including:

- Inspection of all parcels on a regular basis by staff or contractors such as the Tahoe Resource Conservation District (TRCD). All Conservancy parcels, totaling over 4,825, are programmed to be inspected and cleaned up, if necessary, this year. Since 1987, over 68,961 parcel inspections have been completed.
- Inspections are conducted in response to reports by other agencies and concerned neighbors. Last year approximately 239 citizen reports came to staff’s attention. Thus far this season, staff have received 65 citizen reports.
- Based upon inspections and reports, the Conservancy’s land management crew and TRCD staff perform cleanup activities and correction of other problems, such as abandoned vehicles and other personal property storage. In some instances,

signs have been installed to identify Conservancy property and promote uses consistent with management objectives. In other instances, fences have been constructed, dirt roads closed to impede undesirable vehicle access, and drainage channels cleared of debris. Resource protection has been an ongoing task on many Conservancy parcels.

- The land management crew provides the Conservancy with the ability to: respond to property owner concerns about a variety of land management issues; maintain past restoration projects; provide fuels reduction treatment in a responsive manner; assist with cross-program restoration, access, and erosion control projects; maintain high-use areas; maintain the Upper Truckee Marsh; collect seed of native species for project plantings; eradicate noxious weeds; and construct new small-scale projects. To date, a total of 71 smaller maintenance projects, including responding to concerns from the public that identify an increasing demand for fuel hazard reduction, have been identified for completion during this coming field season.

Due to the nature of the Conservancy's land ownership pattern, use conflicts are an ongoing management concern. Most Conservancy properties are situated in residential areas where unauthorized uses are commonplace. On larger parcels, there is also the threat of significant resource damage if unauthorized activities are not detected.

Staff are undertaking three principal types of activities to resolve these conflicts:

- Identify and resolve unauthorized activities
- Identify and resolve hazardous conditions
- Implement a snow storage license program

These activities are described in more detail below.

1. Identify and Resolve Unauthorized Activities: There are a number of unauthorized uses of the property which may adversely impact the natural and open space values of the acquired lands, such as off-highway vehicle use, vehicle access, vehicle abandonment, parking, snow storage, personal property storage, illegal campfires, timber cutting, vegetation disturbance, landscaping and structural encroachments. These types of unauthorized uses can contribute to resource degradation, soil erosion, and water quality problems.

Ongoing use conflicts are identified through regular property inspections, clean up activities, information provided by Conservancy staff, law enforcement and other resource management agencies, and public contacts. As these situations arise, the information is entered into one of the Conservancy's resource management databases. Over 520 encroachments ranging from minor trespass violations to major encroachments of structures have been identified over time. Most have been resolved through efforts initiated by Conservancy staff or lot inspection contractors and through the cooperation of property owners and residents. Numerous encroachments have also been eliminated through the implementation of public education, site rehabilitation, or restoration activities.

In the last few years, the number of new trespass and encroachment issues has decreased significantly due to the thorough work of the Conservancy’s lot inspectors. In some cases it will be necessary to procure the services of a licensed surveyor to identify and document property boundaries to determine the extent of the problem. It will take a substantial amount of time and resources to resolve some of the more serious encroachment issues; however, staff have initiated efforts to address some of these situations. Further efforts will be a priority to the extent of available staff and fiscal resources.

To assist in resolution of use conflicts, staff have developed a land management brochure. This handout discusses the Conservancy's acquisition and resource management program objectives and policies relating to land uses and site restoration. This brochure is being distributed to interested residents and to parties that are causing adverse impacts on Conservancy properties.

2. Identify and Resolve Hazardous Conditions: There are a number of potentially hazardous conditions that may arise on unimproved property, including potentially hazardous trees that may pose a threat to neighboring homes or improvements. To date, private contractors have removed over 3,710 potentially hazardous trees. Staff have retained a tree service contractor to address this continuing problem. Increased staff time and some use of California Department of Forestry (CDF) resources have also been dedicated to addressing this problem.

3. Implement a Snow Storage Program: Staff have implemented a snow storage license program that is designed to allow snow storage on Conservancy properties while assuring the protection of resources (especially water quality). During the winter of 2007-2008, one license was in place. As emphasized in Snow Storage License Guidelines adopted by the board on January 19, 1990, all snow storage licenses will be consistent with the Conservancy's water quality and management objectives for such sites.

B. Public Access and Recreation: The Conservancy is also managing property for public access purposes. Properties managed for public access range from developed facilities such as the Kings Beach Plaza, North Tahoe Beach, Carnelian Bay Lake Access - Phases I through III, Regan Beach West, and Tallac Vista to undeveloped sites with recreation potential including Moon Dunes, Eagle Rock, Snow Creek, Sandy Beach, Cove East, other lakefront properties, and larger upland properties such as the former Sunset Stables and Van Sickle properties.

Some restoration work has been accomplished on these undeveloped parcels, including installation of fences and other vehicle barriers, demolition of structures, obliteration of roads, revegetation, and enhancement of scenic resources. Additionally, restoration crews have helped to implement the Kings Beach Plaza, Carnelian Bay Lake Access - Phases I through III, and North Tahoe Beach projects.

Since the acquisition of the Upper Truckee Marsh in November 2000, staff have managed the property consistent with the purposes of the acquisition. These purposes include: open space; resource protection, including maintaining the marsh, the meadow, and riparian habitats; and protection of endangered and sensitive species and their habitats through passive public use. Staff have contracted for a seasonal property steward to provide a regular presence on the property and to provide information to the community about the sensitive plant and wildlife resources present. Portions of the beach have been designated for habitat protection for the Tahoe yellow cress (TYC), an endangered species that only grows on sandy beaches in the Lake Tahoe Basin. The public’s willingness to respect the critical habitat for this species is encouraging.

Staff and the land steward continually provide education for the public about the endangered TYC and other activities that can damage or harm the natural resources. Since 2004, a cooperative educational and enforcement program with the El Dorado County Animal Control Department has been initiated to help limit the impacts by unleashed dogs to wildlife and other natural resources. With the assistance of the Animal Control personnel, compliance with the leash ordinance has steadily increased. Staff have provided dispensers with Mutt Mitts and trashcans for the public to use in cleaning up after their dogs. This has substantially helped in keeping the meadow and beach environments clean.

In anticipation of similar needs on the Sunset property, staff have directed the land steward to perform similar presence and informational tasks at this location, on a limited basis.

Acquisition of the Van Sickle property in 2002 provided the unique opportunity to partner with Nevada State Parks (NSP) for development of a bi-state park at the California/Nevada state line. Planning and design development for the proposed park are currently underway, with improvements anticipated for construction within the next two years. As part of the park development process, staff are engaged in discussions with NSP to develop an agreement to govern coordinated park management.

Through June 2007, the California Department of Parks and Recreation (DPR) maintained a caretaker presence on the property. This year, staff have entered into an agreement with DPR to use DPR's Volunteer Assistance Program to secure a caretaker volunteer that will live in their own recreational vehicle at an established trailer pad adjoining the historic barn and log cabin. The barn and cabin were recently stabilized through a $160,000 contract with a specialized DPR historic building stabilization crew.

Forest restoration and fuel hazard reduction work will be done by the forestry crew and is anticipated for spring 2009, in coordination with the design and construction of Phase I of the park.

As noted last year, staff continue to explore management options for the Tallac Vista property, which is not currently operating as a conference facility. Options for consideration are wide-ranging, from Conservancy funding of needed maintenance on the grounds and building, completion of some or all of the building and grounds maintenance work by the private sector under a new, long-term operating agreement, or complete restoration of the property after demolition of all improvements. Maintenance needs identified by the State Architect’s Office include repair of a roof leak, structural repair of the second floor deck and replacement of first floor deck post foundations, repair of broken plumbing fixtures after winter freezing and general maintenance (paint, siding, etc.) requirements. Erosion problems originating from the road system on the adjacent upland property also require repair. While no structural failures have been discovered, the needed general maintenance on a structure of this size and character could approach one hundred thousand dollars. Staff anticipates reporting to the board at a future meeting and then developing a recommendation for subsequent board action.

C. Restoration and Enhancement of Resources: A key component of the Conservancy's management program is the restoration and enhancement of acquired properties, which is often needed to fully achieve the purposes of an acquisition. For example, the restoration of a degraded environmentally sensitive parcel, man-modified parcel, or otherwise disturbed piece of property may be necessary to fully achieve water quality benefits intended by the acquisition of the parcel. Additionally, site improvements are also needed to achieve objectives such as providing public access, enhancing wildlife habitat, site protection, and providing interpretation. In many cases, site improvements are needed to achieve multiple objectives.

A number of techniques are being used to rehabilitate, restore, and maintain degraded sites, including:

- Specialized grass seed mixes, recycled pine needles, slow release fertilizers, soil amendments, wood chips generated from forest management projects, and erosion control netting and blankets for temporary vegetative cover until native vegetation establishes itself on barren sites;
- Native shrubs and trees propagated from seed collected by crewmembers, staff, and local seed specialists to add vegetative diversity as well as provide erosion control;
- Other biotechnical methods such as installation of willow wattles, willow cuttings, and willow fences;
- Sod transplants of native plant material primarily for SEZ restoration; and
- Temporary irrigation systems and other means of watering plants to establish vegetation on project sites.

Beginning in 1987, the Conservancy primarily used the California Conservation Corps (CCC) and students as its project labor force. The students were hired through a variety of contracts, including agreements with the California State University (CSU), University of California (UC), AmeriCorps, and TRCD. All crewmembers on the Conservancy's three crews, Restoration, Land Management, and Forest Habitat Enhancement, are now provided through the agreement with TRCD. Additionally, Lake Tahoe Community College has proved to be a valuable resource for recruiting student interns through the Cooperative Work Experience Education Program. The Conservancy provides crew members with specialized training and educational opportunities.

During the past twenty-one years, staff and contractors, including the USFS, TRCD, DPR, UC consultants, and a revegetation specialist, have been evaluating Conservancy parcels for the purpose of identifying restoration and enhancement opportunities. Over 2,230 parcels have been evaluated to date to determine if restoration or other property management issues should be addressed. These plans may recommend installation of erosion control structures, fences and vehicle barriers, revegetation of barren and disturbed sites, fill removal, stabilization of road cuts, or SEZ restoration. For more complex projects, more detailed plans and specifications are often required to facilitate project review and approval by other agencies. The implementation of these projects will depend upon funding and administrative capacities.

Approximately 155 project sites, involving approximately 180 individual parcels, remain identified for potential restoration. These projects range in scope from restoring degraded SEZs and land coverage parcels to eliminating encroachment and trespass problems and subsequent site restoration. Many of these potential projects were identified through lot inspections and citizen reports. Staff anticipates that 25-30 priority projects will be selected from this inventory and implemented during the 2008 field season.

Additionally, the restoration crew will provide cross-program assistance with the the West Sunnyside Erosion Project, Tahoe City Roads Decommission Project, and Trout Creek and Cold Creek bank stabilization projects. It should be noted that the land coverage program will continue to generate additional restoration project opportunities

and increase the Conservancy's administrative and fiscal capability to undertake these types of projects over time through the generation of revenues.

1. Restoration Accomplishments to Date:

- 408 resource protection, SEZ restoration, revegetation, and erosion control projects encompassing 719 parcels
- Over 37.4 acres of land restored. Of this total, approximately 9.8 acres of SEZ, 17.5 acres of hard and soft coverage, and 10.1 acres of disturbed lands have been restored

During the 2007 field season, the primary focus of the Conservancy field crews was Angora Fire related activities. These activities included emergency soil stabilization, dead and hazard tree removal, and initial site restoration work. Most of the normal site restoration and maintenance activities scheduled for the 2007 field season were placed on hold. Completion of these activities is scheduled for 2008.

2. Tahoe Baikal Institute (TBI): In late June 2008, program staff hosted a two-day restoration project for TBI, the fifteenth year that TBI and the Conservancy have worked cooperatively on a resource management related project. As part of the larger West Sunnyside Erosion Control Project, the TBI participants and Conservancy field crews installed over 300 feet of log fencing to discourage illegal OHV use in the areas. Gates were installed to allow for utility and administrative access. The existing access road was narrowed and adjacent disturbed areas were restored and revegetated. Finally, the group restored several areas that were affected by serious erosion.

3. Monitoring: Staff have also developed a monitoring program for specific projects. Since 1987, program staff have documented all completed projects to assist with monitoring, to determine maintenance requirements, and to assist with budgeting. Monitoring efforts will continue to concentrate on identifying effective management techniques for specific sites. Most recently, monitoring of the Tahoe yellow cress habitat on the Upper Truckee Marsh property is an activity incorporated into the ongoing management of that property.

D. Forest Resource Management Planning and Implementation Activities: Forest resource management activities receive a high priority under the Conservancy's management program, and these were highlighted in the
May 2008 staff recommendation and action by the board. The major objectives of the program are outlined in the Conservancy's Forest Resource Management Guidelines, adopted by the board in November 1990. Briefly, these objectives reflect the need to:

- Provide for a healthier, more diverse forest environment;
- Enhance wildlife habitat;
- Stabilize soils and reduce forest habitat fragmentation through road closures and installation of BMPs, revegetation, and erosion control measures;
- Provide for public safety and protection of property through fuel hazard reduction;
- Use both public and private resources to implement forest resource management activities; and
- Implement activities in a timely and environmentally sound manner.

Complementing the board's May 2008 authorization to expend up to $2,752,000 for Forest Habitat Enhancement and Fuels Reduction work during Fiscal Year 2008-2009, the Conservancy's Land Management crew is expected to spend about 35% of its time responding to citizen inquiries and reducing excessive fuels hazards on urban lots. The ability to respond to citizen concerns in a timely manner is an important aspect of the Conservancy's approach to fuels management on its lands.

E. Management Coordination: The Conservancy has increased its capacity, expertise, and flexibility to address changing management requirements by obtaining assistance from public and private contractors. Specifically, the Conservancy is attempting to take advantage of the expertise and resources of other public agencies in achieving management objectives whenever possible. Over the years the Conservancy has used the expertise of the CCC, CDF, Department of General Services, TRCD, DPR, the City of South Lake Tahoe, CSU, and UC to perform inspections and to develop prescriptions and plans for site restoration, revegetation, and forest management projects.

Currently, a combination of public and private contractors is used to undertake projects and activities. These arrangements involve, in part, the provision of management services by appropriate public and private entities. TRCD currently provides 27 people that assist the Conservancy with planning and implementing its program. Seasonal labor includes 21 crew members, two property inspectors, the Barton Property Land Steward and three property assistants. They coordinate project planning and implementation of restoration and management projects, and forest habitat implementation and monitoring activities. The nonprofit Clean Tahoe Program assists with cleaning up Conservancy lands in the City of South Lake Tahoe and El Dorado County under a subcontract with TRCD. Private contractors are also being used for specialized tasks such as the operation of heavy equipment, hazard tree removal, and security patrol.

Further, the Conservancy has used the expertise and resources of local governments to manage improved public recreational facilities through operating agreements or management contracts. North Tahoe Public Utility District (NTPUD) currently provides site maintenance services for the Conservancy's North Tahoe Beach, Kings Beach Plaza, Sandy Beach, and Secline Beach public access projects. The City of South Lake Tahoe is operating the Regan Beach West facility.

Pursuant to this authorization, minor improvements or repairs to the Kings Beach Plaza, Carnelian Bay Lake Access - Phases I through III, Van Sickle, North Tahoe Beach or Tallac Vista sites may be funded or undertaken by staff if circumstances warrant. If authorized, staff will continue as many of these arrangements throughout this fiscal year as funds permit. Funding requests for larger projects which cannot be met under the Conservancy's resource management program budget will continue to be brought to the board on an as-needed basis. Staff will continue to monitor these arrangements over the life of the agreements.

Currently, the Conservancy is attempting to coordinate its management program with those of other public agencies and private entities. This coordination is taking several forms.

1. Easements, Leases, and Licenses: First, the Conservancy has cooperated with other public and private entities in implementing erosion control and other public service projects through the granting of easements and licenses as part of its management program. For example, the Conservancy has granted four long-term licenses to the Tahoe City Public Utility District (TCPUD) for the construction, operation, and maintenance of two water wells, an emergency power supply, and a water tank on Conservancy property near Tahoe City. Under another 25-year lease, a private water company has constructed a water tank on a portion of a larger Conservancy property. Pursuant to board authorization, the Conservancy has issued 47 erosion control licenses to various government agencies covering many Conservancy-funded projects. Recently, the Conservancy has provided licenses to Placer County and Caltrans to assist with the planning of future water quality EIP projects. As the Conservancy's restoration projects become more comprehensive, additional interagency coordination may be required in order to successfully develop and implement projects.

Coordination of management on Conservancy lands has also involved the private sector. The Conservancy is leasing approximately 400 acres of property in Upper Ward Canyon to the Alpine Meadows Ski Area, which recently sold. The new owner is requesting modifications to the current long-term lease (expires 2029) to include lender protection provisions and to extend the term through July 1, 2047, consistent with the USFS' recent extension to accommodate the ownership change.

Additionally, four licenses with gasoline companies provide access to Conservancy land for the clean-up and monitoring of groundwater contaminated

with MTBE and other gasoline compounds. Lastly, K-Mart holds a long-term license for an underground cable, located on Conservancy property in the City of South Lake Tahoe.

2. Coordinated Management with Other Public Agencies: Historically, staff have worked with DPR and the USFS on several land exchanges and explored management coordination where appropriate. The Glenridge land exchange is an example of this process and resulted in the transfer of over 300 acres to DPR from the USFS, a process facilitated by the Conservancy's acquisition and transfer of the Glenridge property to the USFS. Staff are currently in discussion with the USFS, DPR, and other public agencies, including the City of South Lake Tahoe and South Tahoe Public Utility District, to explore potential land adjustments that would improve management efficiency, protection, and coordination of the Conservancy's management activities with these respective agencies.

3. Transfer of Management Responsibilities to Public and Private Entities: Third, the Conservancy's program objective to coordinate its efforts with public agencies and its adoption of a leasing program have set the stage for the transfer of management responsibilities to both public and private entities.

Presently, developed and undeveloped public recreational areas are maintained either by staff or through agreements with the private sector (e.g., security patrol through the City of South Lake Tahoe and agreements or concessions with the North Lake Tahoe Resort Association, Gar Woods Grill and Pier, and Tahoe Restaurant Collection, Inc.) and other public agencies (e.g., NTPUD management of lakefront parcels between Tahoe Vista and Kings Beach).

Arrangements with the private sector have assisted the Conservancy with providing enhanced recreational lake access at minimal cost. Specifically, Gar Woods Grill and Pier maintains the Carnelian Bay Lake Access Phase I parking area, restrooms, walkways and grounds year-round in exchange for shared use of parking on State land. At Phase II of the Carnelian project, also known as Patton Landing, the Conservancy recently extended the concession agreement with Tahoe Restaurant Collection, Inc. to a total term of 10 years for kayak rentals, a seasonal coffee/deli operation, group use within the building and patio, and maintenance of the public restrooms and grounds. Under this agreement the annual concession fee represents over $45,000 in-lieu maintenance services and utilities for the 2.5-acre property.

As the board is aware, leases are also being used in some instances as an interim management tool until site-planning processes are completed. Short-term licenses for temporary activities have also been granted. Future transactions will conform to the Leasing Guidelines adopted by the board on February 19, 1988, as amended July 17, 1992 and July 24, 1998.

The implementation of the Stewardship Land Management Services program (SLMS), adopted by the board in July 1989 and modified in July 1994, has provided an additional means of property management involving the private sector. Through this program private landowners or groups are given an opportunity to provide a variety of voluntary services, including site restoration activities, seed collection, litter control, and reporting of adverse resource conditions such as trespass and encroachment activities on Conservancy-owned lands. To date, staff have entered into 57 SLMS agreements involving 93 parcels.

In total, the Conservancy has authorized over 100 short- and long-term uses of Conservancy land. Staff will evaluate future requests and recommend Conservancy authorization to proceed where appropriate.

Ultimately, the Conservancy may wish to acquire lands to consolidate public ownership in a specific area in order to facilitate property management pursuant to its enabling legislation. When developed, proposed criteria may be brought to the Conservancy for possible adoption if funds are available.

F. Management Tools and Administration: Staff are continuing to develop more useful management tools to assist with the complex task of tracking property management conditions and projects. First, spreadsheets and databases assist in the identification of land management problems, prescriptions, and site characteristics previously identified in the acquisition database. They also provide information on material needs, supply inventories, labor costs, and project restoration costs. This information assists with project planning, budgeting, implementation, and monitoring.

Second, the development of additional capabilities and coordination with other agencies for various programs (e.g., coverage restoration) is also taking place on an ongoing basis. An interagency Geographic Information System is leading to production of computerized land ownership and resource maps. These maps will be valuable for designing projects on a larger scale and for developing long-term management options.

Third, the Conservancy has developed a wide range of tools to deal with various management situations such as operating agreements, partnership agreements, memoranda of understanding (MOU), easements, leases, licenses, and Stewardship Land Management Services agreements.

Fourth, the Conservancy has sought to expedite regulatory review of its projects. The Conservancy has entered into an MOU with TRPA that establishes standards and procedures for projects that are given exempt or qualified-exempt status under TRPA's guidelines. The MOU relieves the need for case-by-case review by TRPA of many management activities undertaken by the Conservancy.

Additionally, the Conservancy has received a blanket set of Waste Discharge Requirements (WDRs) from Lahontan Regional Water Quality Control Board (LRWQCB). These WDRs cover a variety of activities and are the required standards to

meet water quality objectives established by LRWQCB. At this time, however, the WDRs only cover limited restoration projects within SEZs. As the Conservancy designs and implements larger and more complex projects within SEZs, greater lead time and planning will be required to meet LRWQCB's requirements.

Fifth, the Conservancy has developed the capacity to generate revenues for its management program through adoption of its leasing and land coverage activities. As the board is aware, the Conservancy has historically had insufficient funds to fully implement its management program. Due to the lack of funds in the past, the Conservancy has been able to implement only a limited number of larger restoration projects. Consequently, it is important to develop sources of revenue dedicated to management activities. Such revenues help supplement available support funds or other monies. To date, private lease revenues total approximately $3,057,000.

Sixth, in large part, land coverage proceeds or consideration are also dedicated to the restoration and management of lands. As previously discussed, $304,000 in TRPA mitigation funds and proceeds from the sale of coverage and other marketable rights are included in this authorization to fund restoration activities during the current fiscal year. An additional $3,066,000 has been authorized by the board under past years' programs. Other arrangements or transactions could be made during the next fiscal year.

Finally, the Conservancy is continually developing internal procedures for management of lands. Staff regularly updates its Project Development, Design, and Construction Handbook for the purpose of identifying, planning, designing, implementing, and monitoring and evaluating restoration projects. It serves as a guide to the procedures, equipment, and materials frequently used in the project planning and implementation process. It is also used as a field reference for such information as construction details and use of plant materials. Finally, this handbook serves as an orientation tool for new staff and interns who are becoming familiar with site restoration procedures. Other related activities will be ongoing as program needs are identified.