TAHOE REGIONAL PLANNING AGENCY

TRPA
PO Box 5310
128 Market Street
Stateline, NV 89449

STAFF REPORT

Date: March 18, 2026

To: TRPA Governing Board

From: TRPA Staff

Subject: Release of $460,000 in Excess Coverage Mitigation (ECM) Funds to the California Tahoe Conservancy for Land Bank Acquisition (EIP No. 01.02.02.0001).

Summary and Staff Recommendation:
The California Tahoe Conservancy (Conservancy) is requesting a release of Excess Coverage Mitigation (ECM) funds for a potential land bank acquisition per the mutually adopted Memorandum of Understanding (MOU) between TRPA and the Conservancy. The funding request is for $460,000 to acquire a 1.9-acre parcel located at 3621 Blackwood Road (APN 027-290-004) in the City of South Lake Tahoe. Staff recommends that the Governing Board approve the Conservancy's request as described below.

Required Motions:
To approve the requested release, the Board must make the following motion:

1) A motion to approve the release of ECM funds subject to the conditions contained in this staff report.

In order for the motion to pass, an affirmative vote of at least eight Board members is required.

Background:
Local land banks in California and Nevada play a crucial role in mitigating environmental impacts associated with development in the Lake Tahoe Basin. The land banks are administered by partner agencies including the California Tahoe Conservancy and the Nevada Division of State Lands (NDSL). These partners help meet regional plan goals through land acquisitions, acquisition or transfer of development rights, permanent retirement of land coverage, and sensitive land restoration. As part of their MOU with TRPA, the land banks receive ECM fees paid by project applicants to TRPA to mitigate legally existing "grandfathered" coverage amounts. Property owners or project proponents with "excess coverage" must mitigate the impact by implementing one or more of the following options:

- Reduce and restore coverage on-site
- Restore coverage at an offsite location
- Pay an ECM fee in lieu of immediate coverage reduction

Most project applicants pay the ECM fee for continued use of the grandfathered coverage on their properties. The land banks receive ECM fee disbursements from TRPA to retire potential coverage or restore existing coverage offsite in sensitive areas.

This continued partnership between TRPA and the land banks is a key mechanism to meet the goals and policies of the Lake Tahoe Regional Plan and accelerate threshold attainment by restoring sensitive areas and transferring aging development into more walkable, bikeable, and transit-oriented town centers.

Request for Release of ECM Funds:
This request supports the acquisition of a 1.9-acre parcel located at 3621 Blackwood Road (APN 027-290-004) in the City of South Lake Tahoe. The parcel currently contains an AM radio tower, a 206-square-foot equipment shed, an above-ground generator, and associated fencing. The landowner and the lessee of the radio equipment have agreed to terminate the lease, which expired in January 2026, and the landowner will remove the radio tower prior to the Conservancy's acquisition. Following close of escrow, the Conservancy will demolish and remove the remaining structures and stabilize the site.

The parcel is located within the Bijou Park Creek watershed and is adjacent to Conservancy and USDA Forest Service lands, within a developed residential area of the Bijou community. Protecting the parcel as permanent open space will support the City of South Lake Tahoe's ongoing Bijou Park Creek watershed restoration project and protect wildlife habitat, scenic quality, and long-term watershed health.

Bijou Park Creek runs through the property, and the Stream Environment Zone (SEZ) is seasonally inundated in the spring. Although the parcel itself is not currently identified for restoration improvements due to private ownership, watershed improvements are planned both upstream and downstream. Protecting the parcel will preserve natural filtration functions, maintain an undisturbed wildlife corridor, and support watershed resilience by allowing stormwater to disperse naturally.

The parcel also contains existing coverage that may be removed and transferred to the Conservancy's Land Bank or permanently retired in support of Regional Plan goals. The acquisition aligns with the Conservancy's 2024–2029 Strategic Plan goal to restore the Basin's social and ecological resilience and supports Executive Order N-82-20, which calls for conserving 30 percent of California's natural lands by 2030.

Contact Information:
For questions regarding this agenda item, please contact Tracy Campbell at (775) 589-5267 or tcampbell@trpa.gov

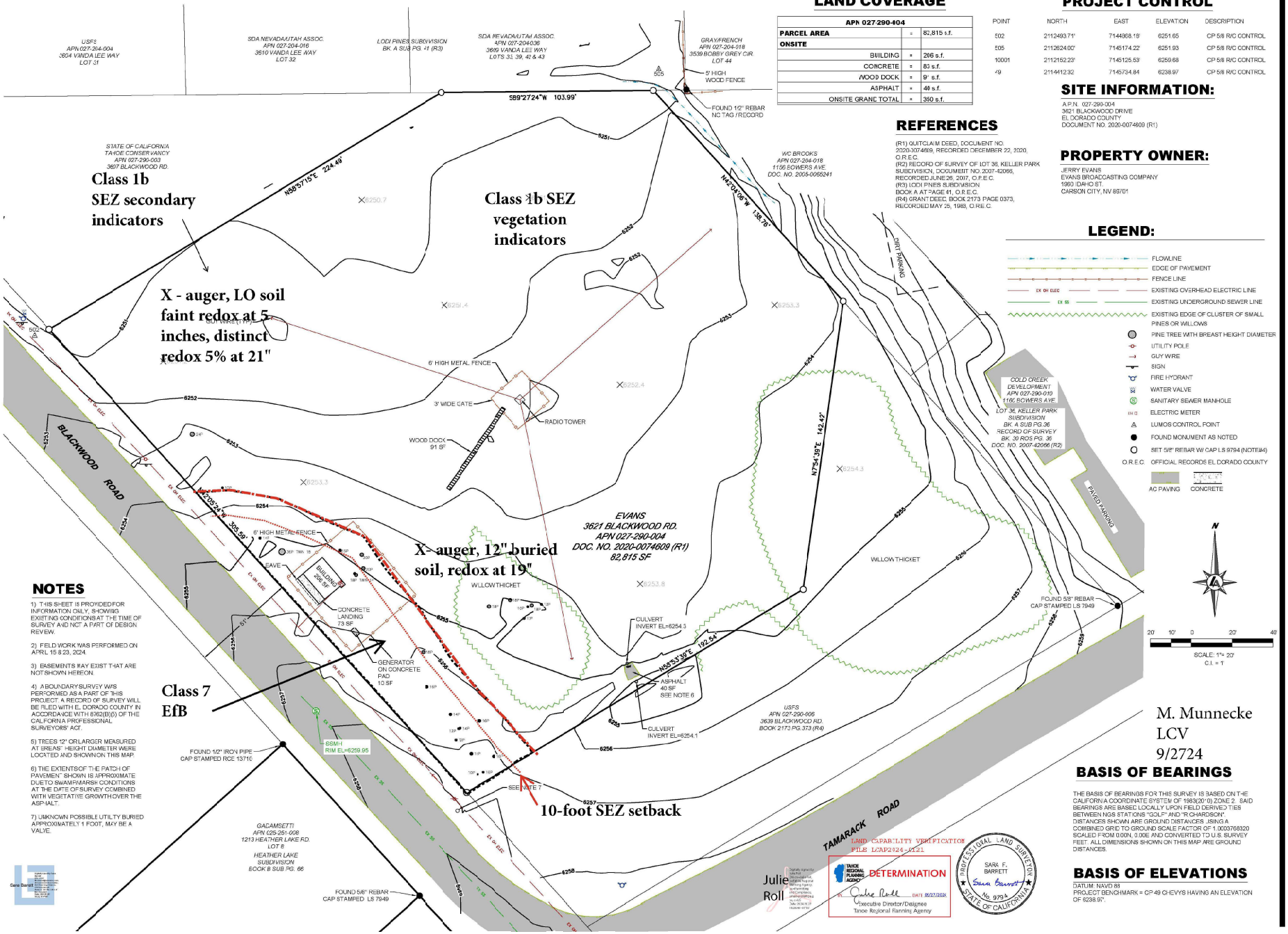
To submit a written public comment, email publiccomment@trpa.gov with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting.

Attachments:

A. Site Plan

Attachment A

Site Plan - 3621 Blackwood Road (APN 027-290-004)



LAND COVERAGE

APN 027-290-404		
PARCEL AREA	=	82,815 s.f.
ONSITE		
BUILDING	=	206 s.f.
CONCRETE	=	83 s.f.
WOOD DOCK	=	9' s.f.
ASPHALT	=	48 s.f.
ONSITE GRAND TOTAL	=	350 s.f.

PROJECT CONTROL

POINT	NORTH	EAST	ELEVATION	DESCRIPTION
502	2112493.71'	7144868.18'	6251.65	CP 5/8 R/C CONTROL
505	2112624.00'	7145174.22'	6251.93	CP 5/8 R/C CONTROL
10001	2112152.23'	7145125.53'	6259.68	CP 5/8 R/C CONTROL
49	2114412.32	7145734.84	6238.97	CP 5/8 R/C CONTROL

SITE INFORMATION:

A.P.N. 027-290-004
3621 BLACKWOOD DRIVE
EL DORADO COUNTY
DOCUMENT NO. 2020-0074609 (R1)

REFERENCES

(R1) QUITCLAIM DEED, DOCUMENT NO. 2020-0074609, RECORDED DECEMBER 22, 2020, O.R.E.C.
(R2) RECORD OF SURVEY OF LOT 36, KELLER PARK SUBDIVISION, DOCUMENT NO. 2007-42066, RECORDED JUNE 26, 2007, O.R.E.C.
(R3) LODI PINES SUBDIVISION BOOK A AT PAGE 41, O.R.E.C.
(R4) GRANT DEED, BOOK 2173 PAGE 0373, RECORDED MAY 25, 1983, O.R.E.C.

PROPERTY OWNER:

JERRY EVANS
EVANS BROADCASTING COMPANY
1960 IDAHO ST.
CARSON CITY, NV 89701

LEGEND:

- FLOWLINE
- EDGE OF PAVEMENT
- FENCE LINE
- EX OH ELEC — EXISTING OVERHEAD ELECTRIC LINE
- EX SS — EXISTING UNDERGROUND SEWER LINE
- EXISTING EDGE OF CLUSTER OF SMALL PINES OR WILLOWS
- PINE TREE WITH BREAST HEIGHT DIAMETER
- UTILITY POLE
- GUY WIRE
- SIGN
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- ELECTRIC METER
- LUMOS CONTROL POINT
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/ CAP LS 9794 (NOTE#4)
- O.R.E.C. OFFICIAL RECORDS EL DORADO COUNTY
- AC PAVING
- CONCRETE

NOTES

1) THIS SHEET IS PROVIDED FOR INFORMATION ONLY, SHOWING EXISTING CONDITIONS AT THE TIME OF SURVEY AND NOT A PART OF DESIGN REVIEW.

2) FIELD WORK WAS PERFORMED ON APRIL 15 & 23, 2024.

3) EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

4) A BOUNDARY SURVEY WAS PERFORMED AS A PART OF THIS PROJECT. A RECORD OF SURVEY WILL BE FILED WITH EL DORADO COUNTY IN ACCORDANCE WITH 8762(B)(5) OF THE CALIFORNIA PROFESSIONAL SURVEYORS' ACT.

5) TREES 12" OR LARGER MEASURED AT BREAST HEIGHT DIAMETER WERE LOCATED AND SHOWN ON THIS MAP.

6) THE EXTENTS OF THE PATCH OF PAVEMENT" SHOWN IS APPROXIMATE DUE TO SWAMP/MARSH CONDITIONS AT THE DATE OF SURVEY COMBINED WITH VEGETATIVE GROWTH OVER THE ASPHALT.

7) UNKNOWN POSSIBLE UTILITY BURIED APPROXIMATELY 1 FOOT, MAY BE A VALVE.

M. Munnecke
LCV
9/2724

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983(2010), ZONE 2. SAID BEARINGS ARE BASED LOCALLY UPON FIELD DERIVED TIES BETWEEN NGS STATIONS "GOLF" AND "RICHARDSON". DISTANCES SHOWN ARE GROUND DISTANCES USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0003768320 SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS SHOWN ON THIS MAP ARE GROUND DISTANCES.

BASIS OF ELEVATIONS

DATUM: NAVD 88
PROJECT BENCHMARK = CP 49 CHEVYS HAVING AN ELEVATION OF 6238.97'.

LAND CAPABILITY VERIFICATION
FILE LCAP2024-0121
TAHOE REGIONAL PLANNING AGENCY
DETERMINATION
Executive Director/Designee
Tahoe Regional Planning Agency
DATE 05/27/2024

Julie Roll

SARA F. BARRETT
No. 9794
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

LUMOS & ASSOCIATES
112 DORLA COURT, SUITE 201
ZEPHYR COVE, NV 89448
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JERRY EVANS
3621 BLACKWOOD DR.
EXISTING SITE CONDITIONS TOPOGRAPHIC MAP
EL DORADO COUNTY, CALIFORNIA
SOUTH LAKE TAHOE

REV	DATE	DESCRIPTION	BY

MAY 2024

BAR IS 1 INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

V1.0

DRAWN BY: BG
CHECKED BY: SB
JOB NO.: 11255000

L:\JN\11255000 - 3621 Blackwood - 4786 Stanton\2-Survey\DWG\11255000TOPO_3621 BLACKWOOD.dwg,TOPO, 05/29/2024 03:13 pm sbarrett