

State of California
Business, Transportation & Housing Agency
Department of Transportation

HIGHWAY RIGHT OF WAY MATTERS
Transfer of Control and Possession – ED50
Action Item

Prepared By:
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Right of Way
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CTC Meeting: July 19-20, 2000

Agenda Item: 2.4d.(2)

Original Signed By _____

W.J. EVANS, Deputy Director

Finance

July 1, 2000

TRANSFER OF ED-50 EXCESS PARCELS TO CALIFORNIA TAHOE CONSERVANCY

The Department of Transportation recommends the California Transportation Commission authorize execution of a Transfer of Control and Possession covering 282 parcels of excess land to the California Tahoe Conservancy. The transfer is pursuant to Government Code Section 14673 and California Transportation Commission Resolution HRU 95-1 passed January 19, 1995, for rescission of Freeway Adoption 03-ED-50, P.M. 70.3 to 79.5.

The parcels are comprised of 248± acres of the former State Route 50 Freeway Corridor in exchange for land coverage, land coverage mitigation, and low capability land coverage restoration credits, or other acceptable consideration to be used by the Department for Environmental Improvement Program (EIP) projects and other transportation related projects in the Tahoe Basin. The parcels are located in the City of South Lake Tahoe and in the unincorporated area of El Dorado County between the community of Meyers/Tahoe Paradise and the California/Nevada state line (Exhibits 1 and 2).

In the early 1960's, the California Highway Commission adopted a 9.2 mile freeway alignment between Meyers/Tahoe Paradise and the California/Nevada state line, which would have allowed Route 50 to bypass the City of South Lake Tahoe to the casino core area at Stateline. By the late 1960's, the Department had acquired most of the property required for the freeway. Support for the freeway dwindled, however, due to potential impacts to water quality, meadows, and other key habitat, and from the business community in general. Opposition from the locals and environmentalists continued to escalate, resulting in the project not being built.

In 1990, the Tahoe Regional Planning Agency (TRPA) approved a Regional Transportation Plan and Air Quality Plan that recommended rescission of the Route 50 freeway designation and retention of those portions of the freeway corridor necessary to accommodate a Class 1 bicycle trail. Portions of the corridor within the City were also recommended for construction of local arterial roadways. Due to a change in its redevelopment program, the City requested the Conservancy to consider acceptance of the entire rescinded freeway corridor for non-vehicular purposes and to bank the land coverage rights.

Before the rescission, the Department consulted with the Conservancy, City, TRPA, the League to Save Lake Tahoe, and other parties regarding the future of the unimproved properties along the Route 50 corridor. The intent was to preserve the existing freeway corridor of **unimproved properties** for the benefit of the public by working through the Conservancy.

In January 1995, the Commission rescinded the freeway and authorized the Department to dispose of the surplus land and to work with the Conservancy to exchange portions of the right of way for credits. Since then the Department has sold all of the improved properties (houses and duplexes) within the rescinded corridor and has carved out 25 acres to retain for its snow storage operations. The remaining unimproved properties comprise the transfer to the Conservancy.

As land in the Tahoe Basin has been covered with buildings, roads, parking lots, and other impervious surfaces, the capacity of many watersheds to perform their natural functions has been seriously impaired. In some cases, the capacity of watersheds to tolerate these impacts can be improved by removing unneeded development or retiring the development potential of parcels that are currently contributing to water quality problems or are likely to do so in the future. These sites can then be rehabilitated, and the development rights transferred to less environmentally sensitive land. The impacts of existing over-covered parcels or new projects that must be located in sensitive areas can be mitigated by ensuring that sufficient uncovered or, if necessary, restored land is available to help absorb the impacts, on or off site. The Conservancy has established the Land Coverage Bank to complement available private mechanisms for mitigating these impacts.

The proposed transfer obligates the Conservancy to compensate the Department for the unimproved properties consisting of 248± acres through the Land Coverage Bank. Retirement of the development potential on these parcels generates a wide range of development rights or credits that can be transferred to other sites. The Conservancy will provide up to 583,000 square feet of land coverage, sensitive land restoration credits, or other suitable forms of compensation valued up to \$5,500,000 to the Department over a 25-year period.

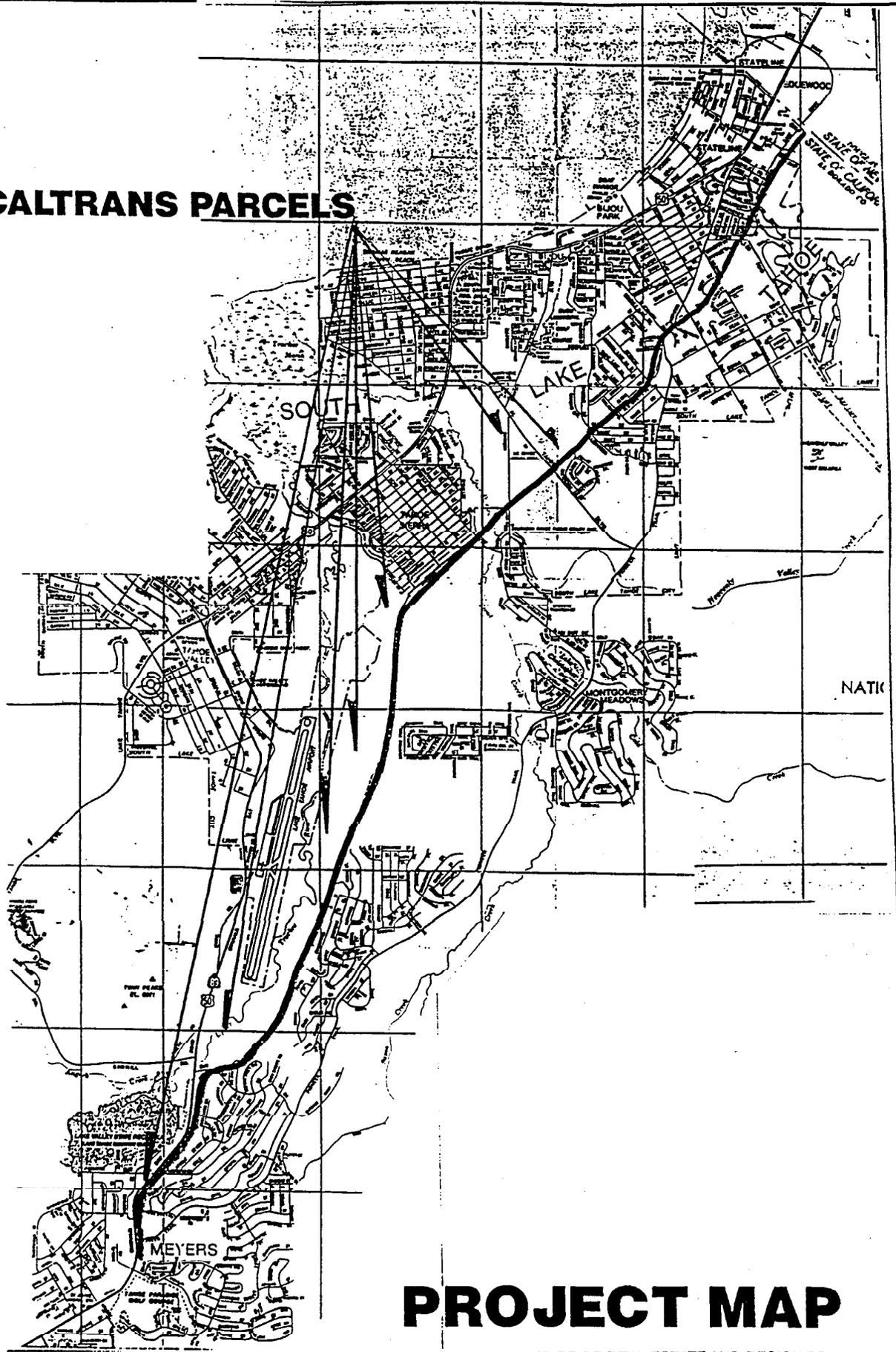
The Department is statutorily required to receive fair market value compensation for lands acquired with State Gas Tax funds, and this transfer is based upon the fair market value of the property of \$5,500,000. If the Conservancy or other public entity were not able to purchase these properties, the Department would be required to advertise the surplus lands for sale to the highest bidder, which could result in loss of a public asset. This public asset is retained, however, through the transfer of the right of way to the Conservancy in exchange for various credits to the Department.

The transfer for land coverage, restoration credits, or other appropriate consideration supports both Conservancy and Department program objectives. The Conservancy's Land Coverage Bank within South Stateline and Upper Truckee Hydrologic Areas on the south shore provides a mechanism to facilitate the Department's projects that meet current regulatory requirements throughout the Basin. In exchange the Conservancy acquires the longest remaining open space corridor in the urbanized portion of the south shore area, helping it achieve program objectives to acquire environmentally sensitive land for open space, to provide public access and recreation improvements, to promote water quality, and to protect wildlife movement corridors.

This transfer is advantageous to the Department because the Conservancy will be obligated to provide various types of credits for projects throughout the Basin. The coverage and restoration credits that the Conservancy can provide will encompass six different hydrologic areas on the California side of the Basin. Without this exchange the Department's land coverage needs could only be met in two of the six hydrologic areas. The restoration credits are of particular importance because future Departmental projects will likely impact low capability and Stream Environment Zone areas due to the linear nature of these facilities. The transfer further enables the Department to fulfill the objectives of the Environmental Improvement Program, a requirement imposed on all agencies in the Basin.

It is advantageous to the Conservancy since the Conservancy's policy is to exchange interests in land with public agencies, rather than purchase, to preserve as much funding as possible. This policy recognizes the responsibility of all public agencies to protect the natural resources of the Basin. More importantly, the exchange supports the Conservancy's policies regarding facilitation of public projects through its land coverage program and preservation of environmentally sensitive land.

CALTRANS PARCELS



PROJECT MAP

SUMMARY OF SUBJECT PARCELS

<u>Caltrans Parcel No.</u>	<u>Assessor's Parcel No.</u>	<u>Parcel Size SF/AC</u>	<u>Buildable (Yes/No)</u>	<u>Fair Market Value</u>
023177/023178	25-041-10	17 AC	Yes	\$170,000
018569	25-061-12	4.2 AC	Yes	71,500
018576	31-020-33,34	51.25 AC	Yes	411,000
014898	31-020-38	3.34 AC	No	15,000
025348	32-090-11	18.08 AC	No	75,000
023684	33-050-15	25.5 AC	Yes	191,500
023684	33-050-18	16.9 AC	Yes	127,000
023667/023668	33-100-24	2.9 AC	Yes	30,000
014768	33-110-08	14.8 AC	Yes	110,000
023697	33-192-01	22,800	No	15,000
021883	33-192-02	38,200	No	12,500
021825	33-192-03	31,400	No	12,500
019399	33-201-04	14,600	Yes	17,500
023338	33-201-05	10,300	No	9,000
023652	33-201-06	10,800	No	9,000
023605	33-201-07	10,500	No	9,000
023656	33-201-08	10,600	No	9,000
019397	33-201-09	10,400	No	9,000
023654	33-201-11	10,200	Yes	17,500
019396	33-201-17	14,400	No	9,000
023646	33-201-18	31,100	Yes	20,000
019394	33-201-19	19,400	Yes	17,500
019393	33-201-20	12,200	Yes	17,500
019392	33-201-21	10,500	Yes	17,500
019391	33-201-22	10,800	Yes	17,500
023658	33-201-32	56,000	No	12,500
023696	33-202-01	10,000	Yes	17,500
019385	33-202-02	10,000	Yes	17,500
019384	33-202-03	10,600	Yes	17,500
021887	33-202-04	10,900	Yes	17,500
019383	33-202-05	12,300	Yes	17,500
019400	33-202-06	10,900	No	9,000
019401	33-202-07	10,800	Yes	17,500
019402	33-202-08	10,800	Yes	17,500
021899	33-202-09	10,800	Yes	17,500
023657	33-202-10	10,800	Yes	17,500
019404	33-202-11	10,300	Yes	17,500

023651	33-211-01	2.4 AC	No	15,000
023650	33-211-02	21,800	No	8,000
014758	33-211-03	18,900	No	8,000
017573	33-211-04	10,000	Yes	17,500
017574	33-211-05	12,800	No	9,000
017574	33-211-06	12,500	No	9,000
017574	33-211-07	12,500	No	9,000
019777	33-211-08	11,000	No	9,000
021890	33-211-09	18,500	No	11,500
021894	33-212-01	10,100	Yes	17,500
017576	33-212-02	10,000	Yes	17,500
015037	33-212-03	15,000	No	10,500
014746	33-212-06	10,600	Yes	17,500
021895	33-213-11	10,300	Yes	17,500
021819	33-215-01	11,800	No	9,000
021822	33-215-02	11,500	No	9,000
021823	33-215-03	11,800	No	9,000
021824	33-215-07	10,700	Yes	17,500
014748	33-222-11	11,300	No	9,000
014752	33-222-19	20,300	No	11,500
023666-1,2	33-222-21	1,800	No	1,000
017578	33-223-05	4.8 AC	No	15,000
019398	33-223-07	60,300	No	12,500
014754/014755	33-224-	39,000	Yes	20,000
017628	33-291-21	4,000	No	5,000
019763-01	33-291-	8,800	No	7,000
019776-01	33-291-	6,800	No	6,000
023689-01	33-741-01	12,400	No	9,500
023688	33-741-02	12,000	No	9,500
023688	33-741-03	9,500	No	9,500
023688	33-741-04	8,700	No	9,500
023688	33-741-05	8,700	No	9,500
023688	33-741-06	9,500	No	9,500
023688	33-741-07	9,500	No	9,500
023688	33-741-08	10,000	No	9,500
023693	33-741-09	12,800	No	9,500
023694	33-741-10	9,300	No	10,500
023694	33-741-11	9,300	Yes	15,000
023690	33-743-01	9,800	Yes	15,000
023691	33-743-02	14,800	No	10,500
023288-01	34-270-41	23,500	No	15,000
023450	34-270-44	38,600	No	14,000*
023289	34-270-	56,400	No	20,000

* Allocated Value

023450	34-270-47	12,000	No	6,000*
023291	34-391-09	30,100	No	12,500
023290	34-392-05	33,500	No	12,500
023290	34-392-08	22,000	No	11,500
019824	34-392-09	22,500	No	11,500
024152	34-392-	21,200	No	15,000
025102	34-401-15	38,200	No	12,500
024677	34-401-21	23,400	No	11,500
019826	34-401-22	54,500	No	12,500
023687	34-751-1		No	11,500
023687	34-751-2		No	11,500
023687	34-751-3		No	11,500
023687	34-751-4		No	11,500
023687	34-751-5		No	11,500
023687	34-761-11		No	11,500
023687	34-761-12		No	11,500
023687	34-761-13		No	11,500
023687	34-761-14		No	11,500
023687	34-761-15		No	11,500
023687	34-761-16		No	11,500
023687	34-761-17		No	11,500
023687	34-761-18		No	11,500
			TOTAL	\$2,365,000

*Allocated Value

SUMMARY OF SUBJECT PARCELS

<u>Caltrans Parcel No.</u>	<u>Assessor's Parcel No.</u>	<u>Parcel Size SF/AC</u>	<u>Buildable (Yes/No)</u>	<u>Fair Market Value</u>
014990	025-051-	13.73 AC	Yes	\$96,100
018590	025-191-09	11,600 SF	Yes	16,000
018582	025-191-10	11,600 SF	Yes	16,000
019382	025-191-11	11,600 SF	Yes	16,000
019382	025-191-12	11,600 SF	Yes	16,000
019382	025-191-13	11,600 SF	Yes	16,000
018599	025-191-14	11,600 SF	Yes	16,000
018598	025-191-15	11,600 SF	Yes	16,000
016320	025-191-16	11,600 SF	Yes	16,000
018601	025-192-01	11,600 SF	Yes	16,000
018600	025-192-02	11,600 SF	Yes	16,000
018591	025-192-03	11,600 SF	Yes	16,000
018571	025-192-04	11,600 SF	Yes	16,000
018571	025-192-05	11,600 SF	Yes	16,000
018571	025-192-06	11,600 SF	Yes	16,000
018571	025-192-07	11,600 SF	Yes	16,000
018571	025-192-08	11,600 SF	Yes	16,000
018596	025-201-09	11,600 SF	Yes	16,000
018580	025-201-10	11,600 SF	Yes	16,000
018581	025-201-11	11,600 SF	Yes	16,000
018594	025-201-12	11,600 SF	Yes	16,000
018595	025-201-13	11,600 SF	Yes	16,000
016318-1	025-201-14	11,600 SF	Yes	16,000
018593	025-201-15	11,600 SF	Yes	16,000
018592	025-201-16	11,600 SF	Yes	16,000
016318-1	025-202-01	11,600 SF	Yes	16,000
018304	025-202-02	11,600 SF	Yes	16,000
016319	025-202-03	11,600 SF	Yes	16,000
023678	025-202-04	11,600 SF	Yes	16,000
018327	025-202-06	11,600 SF	Yes	16,000
018579	025-202-08	11,600 SF	Yes	16,000
020538	025-401-03	6,000 SF	No	8,500
023335	025-401-05	6,000 SF	No	8,500
014909	025-401-06	6,000 SF	No	8,500
018931	025-401-07	6,000 SF	No	8,500
023133	025-402-08	6,000 SF	No	8,500
023132	025-402-09	6,000 SF	No	8,500
014915	025-402-12	6,000 SF	No	8,500

014915	025-402-13	6,000 SF	No	8,500
014916	025-402-14	6,000 SF	No	8,500
023336	025-402-18	6,000 SF	No	8,500
018305	025-403-10	7,500 SF	No	8,500
014908	025-405-05	6,300 SF	No	10,000
014929	025-405-06	7,500 SF	No	10,000
018302	025-405-07	8,600 SF	No	10,000
018925	025-405-08	10,000 SF	No	10,000
020539	025-405-09	11,300 SF	No	10,000
015017	025-511-87	4.49 AC	Yes	80,800
014998	025-580-01	2.11 AC	Yes	58,000
015018	028-010-66	5.91 AC	Yes	118,200
015020	028-081-12	11,700 SF	No	10,000
014996	028-082-07	9,200 SF	No	10,000
014994	028-083-01	8,500 SF	No	10,000
014993	028-083-02	8,500 SF	Yes	20,000
014997	028-083-03	8,700 SF	Yes	20,000
015001	028-083-04	8,700 SF	Yes	20,000
015000	028-083-05	8,700 SF	Yes	20,000
014992	028-083-06	8,700 SF	Yes	20,000
014991	028-083-07	8,900 SF	No	9,500
015002	028-083-10	29,000 SF	Yes	60,000
015002	028-083-13	9,300 SF	Yes	20,000
015030	028-090-34	13,600 SF	No	10,000
018603-2	028-090-35	13,600 SF	No	10,000
025116	028-090-40	13,600 SF	No	10,000
018325	028-090-49	13,600 SF	No	10,000
015034	028-090-71	13,600 SF	No	10,000
018324	028-090-72	13,600 SF	No	10,000
018326	028-090-73	13,600 SF	No	10,000
018604	028-090-91	13,600 SF	No	10,000
018604	028-090-92	13,600 SF	No	10,000
015023	028-101-	39,000 SF	Yes	40,000
015025	028-101-04	2.02 AC	Yes	70,700
018908	028-101-05	18,700 SF	Yes	18,500
018606	028-101-11	18,700 SF	Yes	18,500
018605	028-101-12	13,300 SF	Yes	17,000
015006-2	028-121-01	6,900 SF	No	10,000
018942	028-121-02	6,300 SF	No	10,000
018943	028-121-05	6,200 SF	No	10,000
016330	028-121-20	6,000 SF	No	10,000
018945	028-122-01	5,900 SF	No	10,000
016328	028-122-02	6,000 SF	No	10,000
024033	028-122-05	6,100 SF	No	10,000

024034	028-122-08	7,800 SF	No	10,000
018329	028-122-11	6,500 SF	No	10,000
015009	028-122-12	6,300 SF	No	10,000
018321	028-122-13	6,600 SF	No	10,000
018322	028-122-14	6,300 SF	No	10,000
018946	028-122-15	6,600 SF	No	10,000
018947	028-122-16	6,400 SF	No	10,000
015006-3	028-122-17	5,800 SF	No	10,000
018323	028-122-18	6,000 SF	No	10,000
015006-1	028-123-	14,400 SF	No	10,000
018315	028-123-11	10,200 SF	No	10,000
017610	028-123-12	5,600 SF	No	10,000
017613	028-123-19	6,100 SF	No	10,000
015006-4	028-123-20	6,100 SF	No	10,000
015006-4	028-123-21	6,100 SF	No	10,000
015006-4	028-123-22	5,600 SF	No	10,000
015006-4	028-123-23	5,800 SF	No	10,000
015006-4	028-123-24	6,000 SF	No	10,000
018940	028-123-25	6,000 SF	No	10,000
015006-5	028-123-26	6,000 SF	No	10,000
015006-5	028-123-27	6,500 SF	No	10,000
015008	028-123-28	7,300 SF	No	10,000
014986-1,2,3				
018297-2	028-141-	3.45± AC	Yes	172,500
018297-1	028-141-13	10,000 SF	No	10,500
018297-1	028-141-14	10,000 SF	Yes	25,000
018297-1	028-141-15	11,000 SF	Yes	25,000
018297-1	028-141-16	10,500 SF	Yes	25,000
018297-1	028-141-17	11,400 SF	Yes	25,000
018297-1	028-141-18	11,700 SF	Yes	25,000
018295	028-141-19	11,800 SF	No	11,500
018602-1	028-180-	6,800 SF	No	4,500
018330	028-180-01	13,600 SF	No	10,000
018314	028-180-02	13,600 SF	No	10,000
018603-1	028-180-03	13,600 SF	No	10,000
015032	028-180-04	13,600 SF	No	10,000
018932	028-180-05	13,600 SF	No	10,000
015031	028-180-06	13,600 SF	No	10,000
024181	028-180-17	12,900 SF	No	10,000
024182-1,2	028-180-28	7,500 SF	No	4,000
018955-1	028-180-30	4,600 SF	No	2,500
015148	029-240-10	8.75± AC	Yes	70,000
018924-1,2 + 023526	029-260-	14.52± AC	No	72,500
015100	029-381-25	6,100 SF	No	9,500

015124	029-391-	41,200 SF	No	12,000
015127	029-391-11	8,500 SF	Yes	14,000
015125	029-391-15	28,200 SF	Yes	27,000
015132	029-391-16	7,800 SF	No	7,500
015131	029-391-17	8,000 SF	Yes	14,000
015123	029-391-28	8,800 SF	Yes	14,000
015130	029-391-30	11,200 SF	No	9,000
015063	029-411-11	5,000 SF	Yes	14,000
015060	029-411-13	5,000 SF	Yes	14,000
015085	029-411-14	6,100 SF	Yes	14,000
015080	029-413-08	5,000 SF	Yes	14,000
015078	029-413-09	5,000 SF	Yes	14,000
015077	029-413-10	5,000 SF	Yes	14,000
015079	029-413-11	5,000 SF	Yes	14,000
015084	029-413-22	4,300 SF	No	9,500
015065	029-414-02	6,100 SF	Yes	14,000
015064	029-414-03	5,500 SF	Yes	14,000
015082	029-414-04	6,000 SF	Yes	14,000
015067	029-414-05	5,000 SF	Yes	14,000
015083	029-414-06	5,100 SF	Yes	14,000
015069	029-414-07	5,900 SF	Yes	14,000
015096	029-414-08	5,000 SF	Yes	14,000
018929	029-414-09	7,600 SF	Yes	14,000
017614	029-414-10	7,500 SF	Yes	14,000
015070	029-414-11	7,500 SF	Yes	14,000
017615	029-414-12	5,000 SF	Yes	14,000
015071	029-414-13	5,000 SF	Yes	14,000
015066	029-414-14	6,200 SF	Yes	14,000
015073	029-414-15	6,000 SF	Yes	14,000
018928	029-414-16	7,000 SF	Yes	14,000
015068	029-414-17	6,000 SF	Yes	14,000
015068	029-414-18	6,200 SF	Yes	14,000
018930	029-414-19	7,000 SF	Yes	14,000
015053	029-415-02	6,100 SF	Yes	14,000
018334	029-415-16	5,000 SF	Yes	14,000
015057	029-415-17	5,000 SF	Yes	14,000
015090	029-415-18	5,000 SF	Yes	14,000
015090	029-415-19	5,000 SF	Yes	14,000
018927	029-415-25	7,500 SF	Yes	14,000
018926	029-415-26	7,500 SF	Yes	14,000
017616	029-422-02	7,800 SF	Yes	14,000
015120	029-422-04	8,500 SF	Yes	14,000
018338	029-422-05	9,000 SF	Yes	14,000
015121	029-422-06	10,000 SF	Yes	15,000
017619	029-422-07	10,200 SF	Yes	15,000

017619	029-422-07	10,200 SF	Yes	15,000
016321	029-422-08	10,100 SF	Yes	15,000
017620	029-422-09	9,900 SF	Yes	15,000
017620	029-422-18	2,100 SF	No	1,500
			TOTAL	\$2,966,800

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