

California Tahoe Conservancy  
Agenda Item 12  
September 12, 2012

**EXCHANGE AND TRANSFER OF CONSERVANCY LANDS WITH  
CALIFORNIA DEPARTMENT OF PARKS AND RECREATION**

**Summary:** Staff recommends authorization of an exchange and transfer of approximately 1,285 acres of Conservancy-owned public access and environmentally sensitive lands in El Dorado and Placer Counties with the California Department of Parks and Recreation, in return for approximately 9.3 acres of environmentally sensitive lands in El Dorado County, as listed in Attachment 1. The exchange and transfer are being recommended to consolidate state ownership and increase management efficiency.

**Location:** Within El Dorado and Placer Counties (Attachments 2 through 6).

**Fiscal Summary:** Incidental staff costs

**Recommended Action:** Adopt Resolution 12-09-05 (Attachment 7).

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**Background**

The Conservancy's budget for 2012/13 contains language directing the California Natural Resources Agency in coordination with the Conservancy and the Department of Parks and Recreation (Parks) to enter into an agreement to consolidate and exchange state lands and to share personnel, facilities and other resources to more efficiently manage state-owned land. More specifically the Conservancy shall transfer land to Parks at Van Sickle Bi-State Park, Washoe Meadows State Park, Emerald Bay State Park, and Burton Creek State Park. Parks shall transfer land in the vicinity of Ward Creek and Rubicon to the Conservancy.

Conservancy staff reviewed the proposed transfers and believe that these proposed transfers and consolidations of state ownership would reduce management costs, fulfill outstanding commitments between our agencies, and provide more certainty for long-term planning efforts in the Tahoe Basin.

Conservancy and Parks have also been directed to provide for an interim multi-year agreement and sharing of personnel and other resources to further reduce their respective management costs, and to ensure that the proposed transfer does not increase management costs to either Parks or the Conservancy.

The proposed transfers meet the following Conservancy criteria for the transfer or exchange of land:

1. The transaction is consistent with the Conservancy's enabling legislation (Gov. Code § 66905 et seq.);
2. The transaction is consistent with the Conservancy's program guidelines and purposes (see, e.g., policies adopted as part of the development of the Conservancy's ESL Program; the Conservancy's Property Management Program and related guidelines; the Conservancy's Asset Lands Program Guidelines (March 2012); and past Conservancy land exchanges with Parks, board policy discussions, and actions relating to specific land purchases);
3. The transaction is consistent with requirements of bond acts and other applicable funding sources, including but not limited to California Propositions 12, 13, 40, 50, 84, and the Lake Tahoe Acquisitions Bond Act of 1982 (Gov. Code § 66950 et seq.); and
4. The transaction facilitates more efficient management of public lands in the Basin while furthering Conservancy program objectives.

The proposed exchange and transfer of lands with the Parks is described and evaluated below.

## **Project Description**

### **A. Transfer of Conservancy Dollar Property and Adjacent Ownerships to Parks**

The Dollar Property and associated Conservancy ownership proposed for transfer to the Parks consists of 14 parcels totaling approximately 998 acres. Eleven of these parcels comprise a near contiguous block of land (the Dollar Property) abutting Burton Creek State Park to the southwest, including an access easement parcel from at or near State Route 28 northward towards the Dollar Property. An additional 20-acre parcel on

the eastern border of the Dollar Property provides wildlife habitat, and two other parcels adjoin the park on the southeast corner near State Route 28 (Attachment 2).

At the request of Parks, the Conservancy successfully acquired the Dollar Property in 1989 with the intent of transferring ownership to Parks for integration into the park. The Burton Creek State Park General Plan anticipated this transfer and incorporated this area into the plan. The three additional properties may present similar opportunities and assist with either resource management or access into the park.

Portions of the Conservancy lands are encumbered with utilities or other use agreements. A Tahoe City Public Utility District (TCPUD) water storage tank is situated on one parcel, with an associated access road and underground utilities. A license agreement with TCPUD provides for the operation of the winter cross-country ski concession, which generates an average of \$4,000 to \$5,000 per year in lease revenue. One parcel carries an easement for Caltrans storm-water treatment.

Some of the properties proposed for transfer would be subject to certain reservations, including:

- 1) Construction of a portion of the North Tahoe Bike Trail (NTBT) within the eastern portion of the property, linking Dollar Hill to the North Tahoe Regional Park.
- 2) Reservation of 645,000 square feet of potential land coverage for land bank purposes within the Tahoe City Hydrologic Area. Approximately 6,000,000 square feet of potential land coverage would remain available to Parks for future park development.
- 3) Reservation of approximately 400,000 square feet of potential coverage within the Agate Bay Hydrologic Area to meet NTBT land coverage requirements. Some land coverage within this hydrologic area may be available for Parks use; however, greater certainty about the NTBT alignment will need to be achieved prior to this final determination, as the land bank has a limited coverage supply within this hydrologic area.

Limited resource management work has been completed within the ownership, mainly within the wild land urban interface (WUI) along the eastern and southern edges abutting the residential subdivisions. Forest fuel reduction work such as ladder-fuel reduction, brush removal and tree thinning was accomplished along the southeastern and eastern property boundaries during the winter of 2007/08 to create an approximate 200-foot buffer for the residential subdivision. There is also a well-used trail network comprised of older dirt roads and numerous single-track hiking and biking routes.

## **B. Transfer of Conservancy Van Sickle Bi-State Park Property to Parks**

Van Sickle Bi-State Park abuts the California/Nevada state line in the City of South Lake Tahoe and in unincorporated El Dorado County (Attachment 3). The park represents the fulfillment of a long held vision and partnership between the states of California and Nevada, and is now a regionally significant recreational destination. The Van Sickle family donated 542 acres to the Nevada Division of State Parks (NDSP) in 1989 to create a new park. In 1999 the NDSP Director and then California Department of Parks and Recreation Director Rusty Areias, jointly envisioned acquisition of the adjacent 156 acres on the California side to develop the nation's first bi-state park. In 2001, the Conservancy purchased the California property at the request of Parks to help bring this concept to fruition.

The Conservancy's property consists of seven parcels plus an easement interest over one private parcel. The property is improved with day use facilities, including trailheads, parking, restrooms, signage and an entrance road that serves both California and Nevada portions of the park. There are currently volunteer site hosts living in a trailer on site to provide daily maintenance and presence.

The Conservancy property also contains historical and cultural resources including the oldest barn in the Basin and the former Van Sickle equestrian complex. These elements are eligible for both the National and California Historic Registers and provide opportunities for interpretation of the history of transportation and recreation in the Lake Tahoe Basin.

The bi-state park is currently operated under a Cooperative Agreement for Management/Operations between the Conservancy and the NDSP, which would continue in place following transfer to Parks.

The bi-state park contains access easements in favor of the State of Nevada and from and in favor of an adjoining private landowner (whose land the park entrance road traverses for a short distance), several easements connected with the aerial gondola owned/operated by the Heavenly Ski Area, and utility easements in favor of Sierra Pacific Power, South Tahoe Public Utility District, and the Edgewood Water Company. The Conservancy's proposed South Tahoe Greenway shared-use bicycle trail has its eastern terminus at the park. The bi-state park would be transferred to Parks "subject to" these easements and uses.

### **C. Transfer of Conservancy Cascade Property to Parks**

The Cascade parcel, approximately 35 acres in size, abuts the southern edge of Emerald Bay State Park (Attachment 4). The property extends from State Route 89 to the shoreline of Lake Tahoe, and includes approximately 800 feet of lake-frontage.

Transfer of this property would offer increased efficiencies in resource management, expand the acreage of Emerald Bay State Park and enable Parks to complete a lakeside trail in the southerly direction from the campground, thereby increasing access to the Lake and surrounding recreational resources.

There is an easement in favor of Caltrans for storm-water treatment. The Conservancy completed fuels management work on the property within the past five years. The Conservancy has not used this property for land bank purposes and does not intend to reserve any coverage.

### **D. Transfer of Conservancy Washoe Meadows SP and Lake Valley SRA Properties to Parks**

The Conservancy proposes to transfer up to 9 parcels to Parks, which total approximately 79 acres adjacent to Washoe Meadows State Park and Lake Valley State Recreation Area (Attachment 5). Four parcels comprising approximately 52 of these acres immediately abut the north side of the Lake Valley State Recreation Area; one parcel comprised of four acres abuts Washoe Meadows State Park at the intersection of Lake Tahoe Boulevard and Sawmill Road. Two parcels totaling over 22 acres are immediately adjacent to the southeast corner of Washoe Meadows State Park. The remaining, small parcels abut the southern and western boundaries of the park units, with one small parcel on Kiowa Drive providing an existing, gated maintenance road accessing Washoe Meadows State Park.

The transfer of these parcels would allow for the assemblage of properties immediately adjacent to the two existing park units, facilitate resource management activities and provide an alternative means of administrative access to specified areas.

There are currently easements and license agreements in favor of El Dorado County for construction, operation and maintenance of public recreation facilities (i.e. bicycle trail) and/or water quality facilities on the following parcels: (033-010-20 easement recorded as of March 2012; 033-100-15 easement pending recordation; 033-180-06 easement pending recordation; 033-180-21 easement pending recordation; 033-100-15 short term license agreement for construction and staging). In partnership with El Dorado County,

the Conservancy would reserve 30,000 square feet of land coverage and 11,100 square feet of SEZ Restoration Credit to support implementation of the Sawmill 2 Bike Path and Erosion Control project or other Conservancy-supported projects within the area if not all of these credits are used for the Sawmill 2 Bike Path and Erosion Control project. There are currently no other license agreements or easements on parcels which are not specified above.

Some of the parcels possess social trails leading from the surrounding neighborhoods into the state park lands. There are also minor encroachments onto Conservancy lands from the golf course situated at Lake Valley SRA. Some resource management work has been completed, including fuels management work in addition to the first of two Angora Creek restoration projects funded by the Conservancy and implemented by Parks. Two parcels along San Diego Street, the parcel at the intersection of Sawmill Road and Lake Tahoe Blvd., and the 40-acre parcel along Sawmill Road have all had forest habitat restoration and fuels reduction work performed in the past six years to improve forest health and create a safer fuels buffer for nearby residents.

#### **E. Transfer of Parks Rubicon Single-family lots to Conservancy**

Parks owns 19 parcels within the Rubicon area of the west shore totaling 9.3 acres (Attachment 6). These were obtained by Parks from the California Department of Transportation (Caltrans) in a prior land exchange, and are small, steep environmentally sensitive residential lots. The Conservancy has an active urban lot management program capable of conducting the necessary management activities required on urban parcels. Further, the Conservancy, under a past agreement with Parks, managed these parcels in addition to 50 other lots within this subdivision area. The Conservancy is unaware of any existing encumbrances other than typical utility easements.

### **Project Implementation**

If approved by the Board the Conservancy and Parks will enter into an agreement addressing the timing and mechanisms (i.e. the transfer of jurisdiction and control deed(s) and Parks and Department of General Services transaction approval) for the transfer and exchange of the lands and the interim operational responsibilities (assignment of various operating and special use agreements already in place) prior to the actual transfer of jurisdiction and control. In addition the Conservancy and Parks will develop an interagency agreement to provide for the sharing of personnel, facilities and other resources to manage the exchange property as well as more efficiently manage other state-owned land in the basin.

In the event there is need to reduce the total number of exchange or transfer parcels, staff will notify the Board. If there are objections from any Board member, the matter will be submitted to the Board for formal action at the next regularly scheduled Board meeting. Parcels will not be added or substituted without prior Board approval.

### **Project Evaluation**

The proposed land exchange and transfer is consistent with the Conservancy's exchange policies and criteria because the proposed project is a beneficial exchange and transfer of public lands among public agencies for management purposes.

The exchange is also consistent with the Conservancy's enabling legislation.

Finally, the transaction is consistent with the Conservancy's program guidelines and purposes. The lands being transferred to Parks will continue to achieve one or more program objectives after the exchange. Conservancy staff and Parks staff have reviewed the proposed transfers and believe that these proposed transfers and consolidations of state ownership would reduce management costs overall, fulfill outstanding commitments between our agencies, and provide more effective and enhanced operation, maintenance and long term planning for environmental protection and public use of the subject property.

The transaction is consistent with the requirements of bond acts and other applicable funding sources. Specifically, the Bond Act purposes will continue to be achieved through ongoing operation and maintenance by Parks in perpetuity, consistent with the original purposes of the funding source (Bond Act) at the time of acquisition.

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

Implementation of this project is consistent with the Conservancy's enabling legislation. Specifically, Government Code section 66907 authorizes the Conservancy to select and acquire real property or interests therein in the name of and on behalf of the State, for the purposes of protecting the natural environment, providing public access or public recreational facilities, preserving wildlife habitat areas, or providing access to or management of acquired lands. Additionally, pursuant to Government Code section 66907.1, the Conservancy may acquire interests in land by means of land exchanges. Furthermore, Government Code section 66907.2 provides for the Conservancy to accept and hold real property or any interest herein acquired through gift, exchange, donation or dedication. Finally, pursuant to Government Code section 66907.8, the Conservancy may exchange, or otherwise transfer any real property or interest therein, or option

acquired under the legislation to local public agencies, State agencies, federal agencies, nonprofit organizations, individuals, corporate entities or partnerships for management purposes pursuant to terms and conditions approved by the Conservancy.

### **Compliance with the California Environmental Quality Act (CEQA)**

The land exchange and transfer between Parks and the Conservancy does not cause reasonably foreseeable direct or indirect physical changes to the environment, and thus is not a project within the meaning of CEQA. Therefore, no CEQA findings are required prior to the approval of the land exchange.

### **List of Attachments:**

Attachment 1 – APN List of Exchange and Transfer Properties

Attachment 2 – Dollar Properties Transfer to Parks Map

Attachment 3 – Van Sickle Properties Transfer to Parks Map

Attachment 4 – Cascade Property Transfer to Parks Map

Attachment 5 – Washoe Meadows State Park/Lake Valley State Recreation Area  
Properties Transfer to Parks Map

Attachment 6 – Rubicon Properties Transfer to Conservancy Map

Attachment 7 – Resolution 12-09-05

### **Conservancy Staff Contact:**

Ryan Davis

Phone: (530) 543-6022

E-mail: [rdavis@tahoe.ca.gov](mailto:rdavis@tahoe.ca.gov)

**ATTACHMENT 1**  
**APN List of Exchange and Transfer Properties**

| Ownership         | APN          | Acreage | County | Map Attachment |
|-------------------|--------------|---------|--------|----------------|
| Tahoe Conservancy | 092-010-012  | 323.93  | Placer | 2              |
| Tahoe Conservancy | 092-010-021  | 20.54   | Placer | 2              |
| Tahoe Conservancy | 092-010-033  | 0.57    | Placer | 2              |
| Tahoe Conservancy | 092-010-034  | 0.56    | Placer | 2              |
| Tahoe Conservancy | 092-010-035  | 548.19  | Placer | 2              |
| Tahoe Conservancy | 092-010-039  | 0.19    | Placer | 2              |
| Tahoe Conservancy | 092-010-041* | 1.78    | Placer | 2              |
| Tahoe Conservancy | 092-240-021  | 21.03   | Placer | 2              |
| Tahoe Conservancy | 092-250-025  | 20.04   | Placer | 2              |
| Tahoe Conservancy | 092-260-026  | 22.8    | Placer | 2              |
| Tahoe Conservancy | 092-270-038  | 18.34   | Placer | 2              |
| Tahoe Conservancy | 092-280-001  | 13.51   | Placer | 2              |
| Tahoe Conservancy | 093-020-001  | 0.91    | Placer | 2              |
| Tahoe Conservancy | 094-140-065  | 4.46    | Placer | 2              |

**Subtotal                    996.85**

|                   |            |       |           |   |
|-------------------|------------|-------|-----------|---|
| Tahoe Conservancy | 028-021-02 | 69.54 | El Dorado | 3 |
| Tahoe Conservancy | 028-021-03 | 41.14 | El Dorado | 3 |
| Tahoe Conservancy | 029-260-19 | 0.22  | El Dorado | 3 |
| Tahoe Conservancy | 029-260-25 | 47.05 | El Dorado | 3 |
| Tahoe Conservancy | 029-260-32 | 12.97 | El Dorado | 3 |
| Tahoe Conservancy | 029-441-19 | 0.89  | El Dorado | 3 |
| Tahoe Conservancy | 029-441-20 | 2     | El Dorado | 3 |

**Subtotal                    173.81**

|                   |            |       |           |   |
|-------------------|------------|-------|-----------|---|
| Tahoe Conservancy | 018-060-03 | 35.34 | El Dorado | 4 |
|-------------------|------------|-------|-----------|---|

**Subtotal                    35.34**

|                   |            |       |           |   |
|-------------------|------------|-------|-----------|---|
| Tahoe Conservancy | 033-010-20 | 4.32  | El Dorado | 5 |
| Tahoe Conservancy | 033-100-15 | 40.08 | El Dorado | 5 |
| Tahoe Conservancy | 033-180-06 | 1.55  | El Dorado | 5 |
| Tahoe Conservancy | 033-180-16 | 9.52  | El Dorado | 5 |
| Tahoe Conservancy | 033-180-21 | 0.72  | El Dorado | 5 |
| Tahoe Conservancy | 033-412-04 | 0.37  | El Dorado | 5 |
| Tahoe Conservancy | 033-581-25 | 0.27  | El Dorado | 5 |
| Tahoe Conservancy | 034-791-01 | 16.37 | El Dorado | 5 |
| Tahoe Conservancy | 034-802-01 | 5.76  | El Dorado | 5 |

**Subtotal                    78.96**

**Conservancy to Parks Total Acreage =                    1284.96**

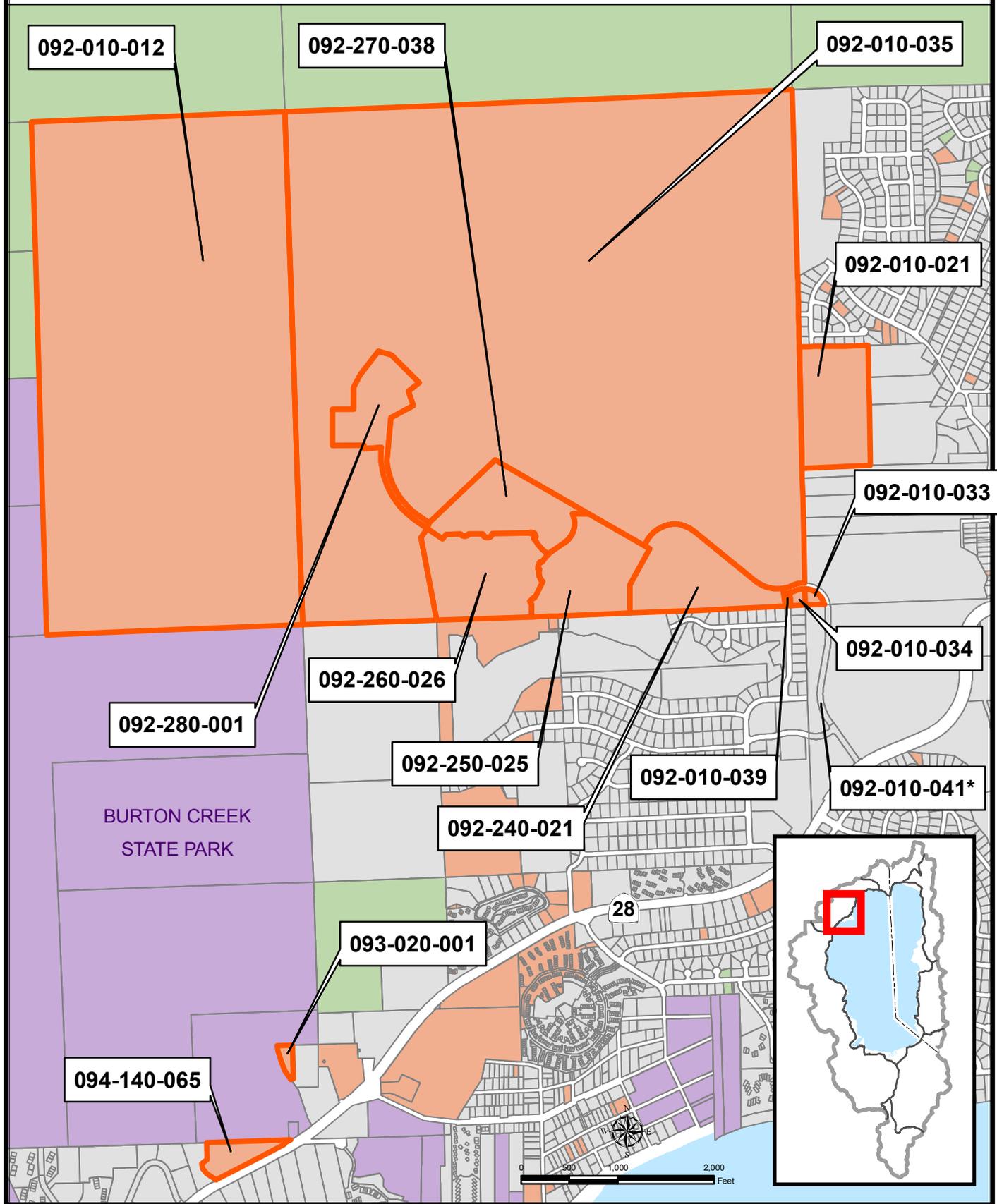
\* Denotes Easement Rather Than Fee Title Ownership

**ATTACHMENT 1 (continued)**  
**APN List of Exchange and Transfer Properties**

| <b>Ownership</b>      | <b>APN</b> | <b>Acreage</b> | <b>County</b> | <b>Map Attachment</b> |
|-----------------------|------------|----------------|---------------|-----------------------|
| CA Dept Parks and Rec | 016-161-34 | 0.36           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-171-03 | 1.52           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-171-04 | 1.1            | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-523-02 | 0.36           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-523-03 | 0.4            | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-523-04 | 0.5            | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-523-05 | 0.34           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-523-06 | 0.33           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-523-07 | 0.31           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-01 | 0.44           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-02 | 0.43           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-03 | 0.42           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-04 | 0.42           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-05 | 0.39           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-06 | 0.42           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-07 | 0.43           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-08 | 0.44           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-10 | 0.42           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-541-02 | 0.28           | El Dorado     | 6                     |

**Parks to Conservancy Total Acreage = 9.31**

## ATTACHMENT 2 Proposed Tahoe Conservancy/State Parks Land Exchange: Dollar

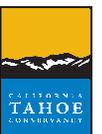


**Ownership**  
 CTC  
 DPR  
 USFS

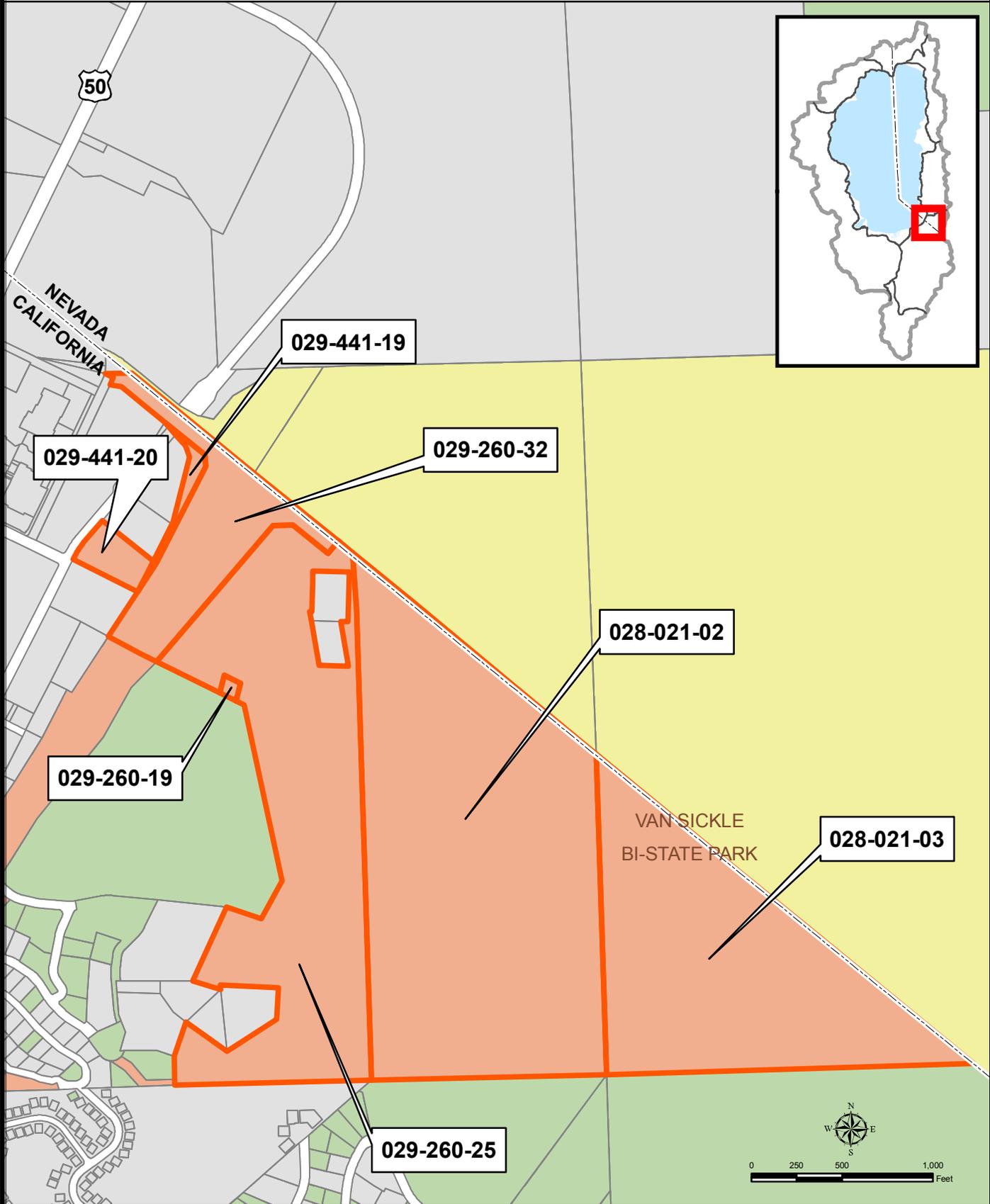
**Proposed Transfer to DPR**

\*CTC access easement is on NTPUD property

California Tahoe Conservancy  
 September 2012  
 Map for reference purposes only.  
 Sources: TRPA; Placer County



# ATTACHMENT 3 Proposed Tahoe Conservancy/State Parks Land Exchange: Van Sickle



**Ownership**

- CTC
- NDSP
- USFS

**Proposed Transfer to DPR**

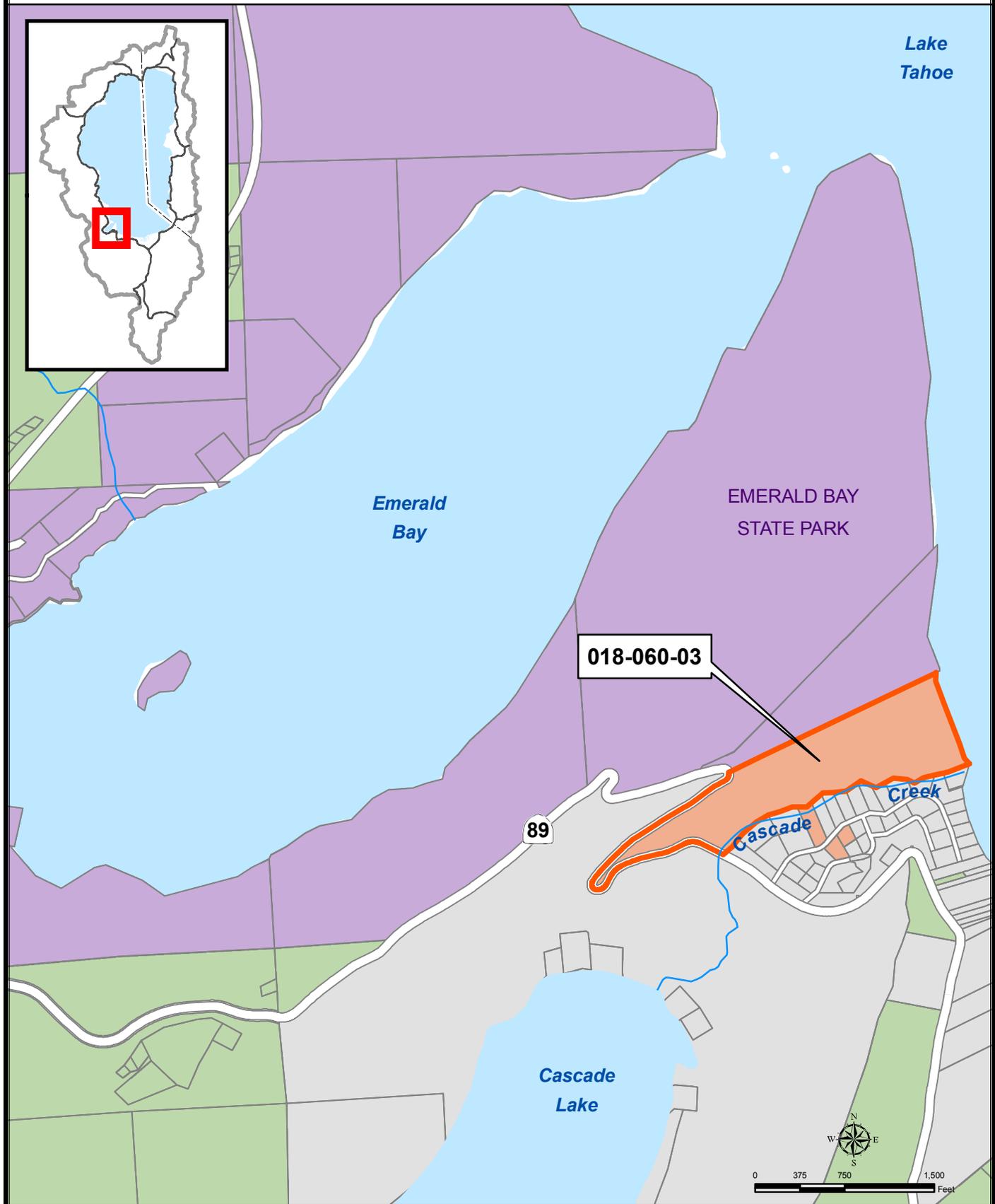
California Tahoe Conservancy

September 2012

Map for reference purposes only.  
Sources: TRPA; El Dorado County



**ATTACHMENT 4**  
**Proposed Tahoe Conservancy/State Parks Land Exchange: Cascade**



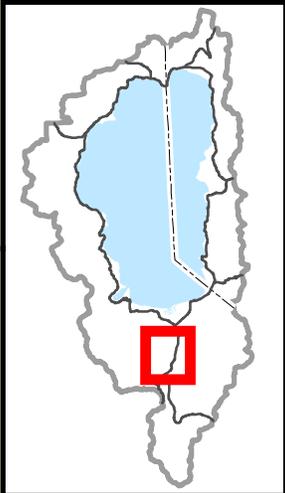
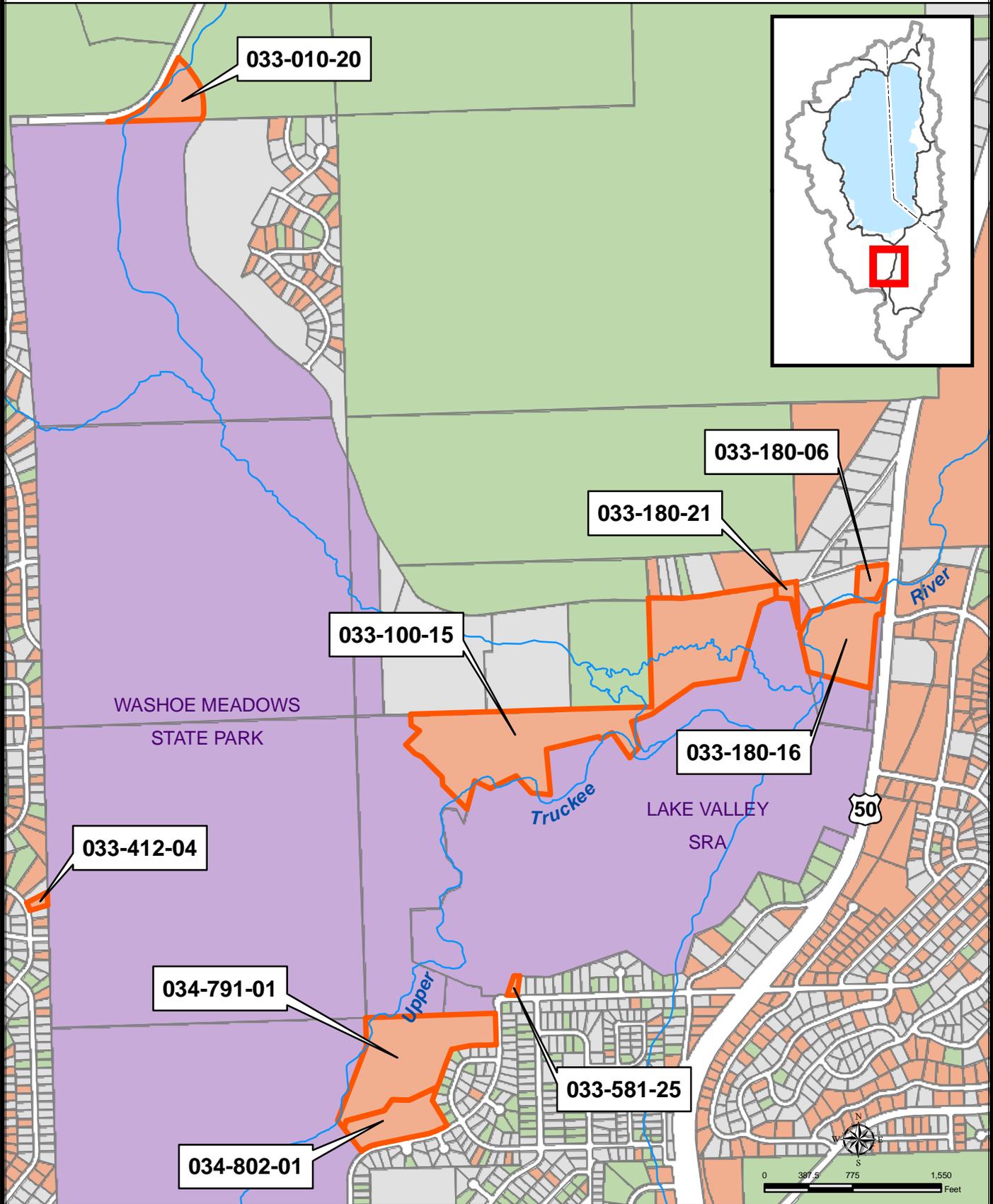
**Ownership**  
CTC  
DPR  
USFS

**Proposed Transfer to DPR**

California Tahoe Conservancy  
September 2012  
Map for reference purposes only.  
Sources: TRPA; El Dorado County



ATTACHMENT 5  
 Proposed Tahoe Conservancy/State Parks Land Exchange: Washoe



**Ownership**  
 CTC  
 DPR  
 USFS

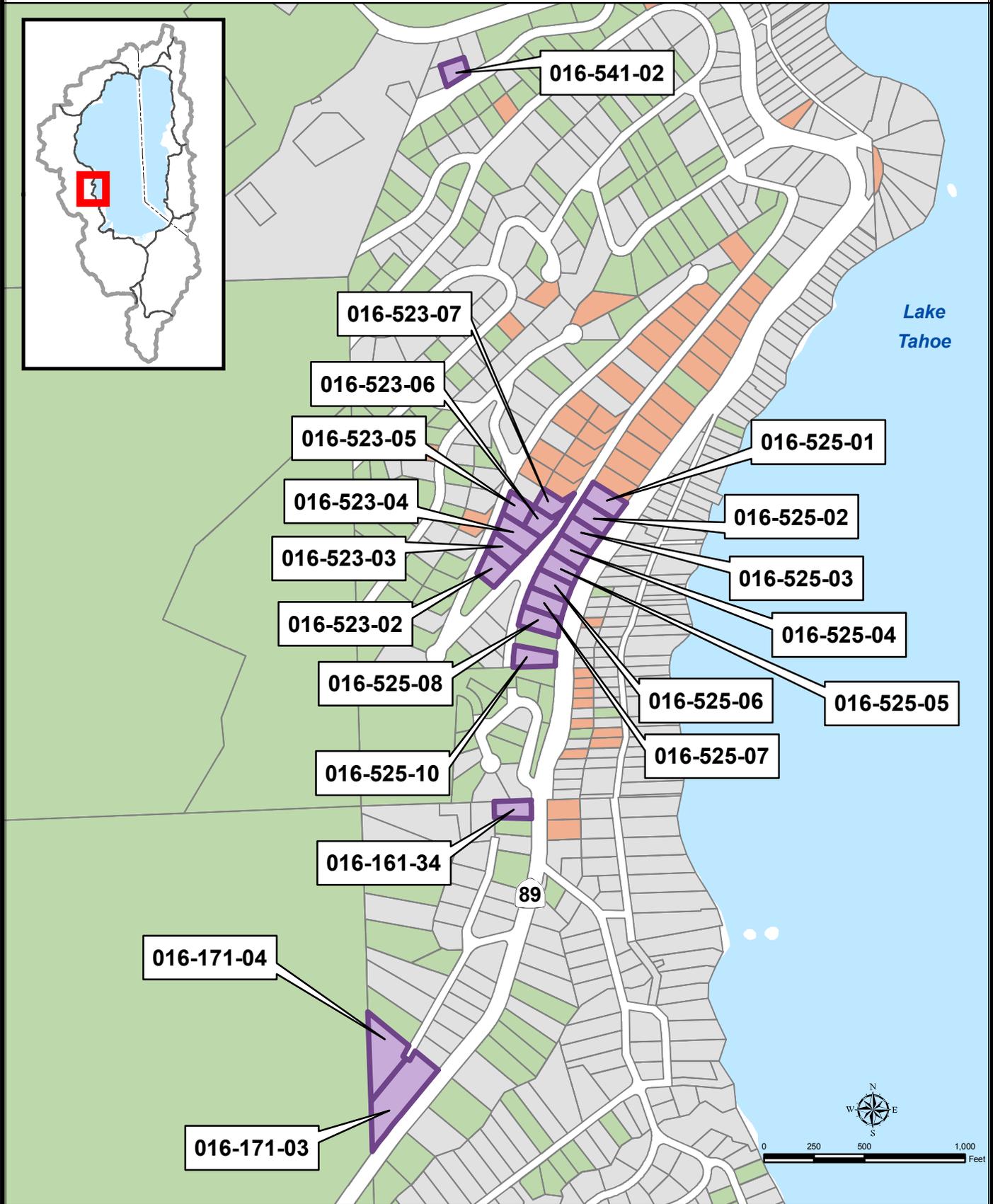
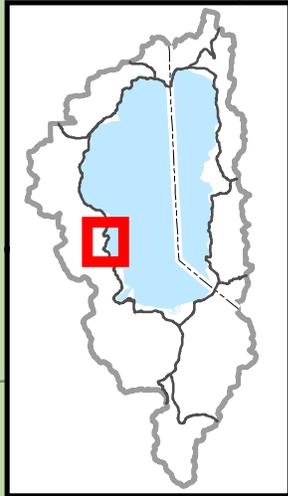
 **Proposed Transfer to DPR**

California Tahoe Conservancy  
 September 2012  
 Map for reference purposes only.  
 Sources: TRPA; El Dorado County



# ATTACHMENT 6

## Proposed Tahoe Conservancy/State Parks Land Exchange: Rubicon

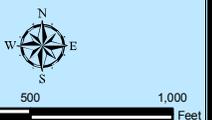


**Ownership**

- CTC
- DPR
- USFS

Proposed Transfer to CTC

California Tahoe Conservancy  
 September 2012  
 Map for reference purposes only.  
 Sources: TRPA; El Dorado County



## **ATTACHMENT 7**

California Tahoe Conservancy  
Resolution  
12-09-05  
Adopted: September 12, 2012

### **EXCHANGE AND TRANSFER OF CONSERVANCY LANDS WITH CALIFORNIA DEPARTMENT OF PARKS AND RECREATION**

Staff recommends that the Conservancy adopt the following resolution pursuant to Government Code sections 66907.1, 66907.2 and 66907.8:

“The California Tahoe Conservancy hereby authorizes staff to execute all necessary documents and facilitate the transfer, for management purposes, of approximately 1,285 acres of Conservancy-owned public access environmentally sensitive lands in El Dorado and Placer Counties to the California Department of Parks and Recreation in return for approximately 9.3 acres of environmentally sensitive lands in El Dorado County as summarized in Exhibit 1 to this resolution, subject to the conditions stated in the accompanying staff report.”

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 12<sup>th</sup> day of September, 2012.

In WITNESS THEREOF, I have hereunto set my hand this 12<sup>th</sup> day of September, 2012.

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Patrick Wright  
Executive Director

**EXHIBIT 1 TO RESOLUTION 12-09-05  
APN List of Exchange and Transfer Properties**

| <b>Ownership</b>  | <b>APN</b>   | <b>Acreage</b> | <b>County</b> | <b>Map Attachment</b> |
|-------------------|--------------|----------------|---------------|-----------------------|
| Tahoe Conservancy | 092-010-012  | 323.93         | Placer        | 2                     |
| Tahoe Conservancy | 092-010-021  | 20.54          | Placer        | 2                     |
| Tahoe Conservancy | 092-010-033  | 0.57           | Placer        | 2                     |
| Tahoe Conservancy | 092-010-034  | 0.56           | Placer        | 2                     |
| Tahoe Conservancy | 092-010-035  | 548.19         | Placer        | 2                     |
| Tahoe Conservancy | 092-010-039  | 0.19           | Placer        | 2                     |
| Tahoe Conservancy | 092-010-041* | 1.78           | Placer        | 2                     |
| Tahoe Conservancy | 092-240-021  | 21.03          | Placer        | 2                     |
| Tahoe Conservancy | 092-250-025  | 20.04          | Placer        | 2                     |
| Tahoe Conservancy | 092-260-026  | 22.8           | Placer        | 2                     |
| Tahoe Conservancy | 092-270-038  | 18.34          | Placer        | 2                     |
| Tahoe Conservancy | 092-280-001  | 13.51          | Placer        | 2                     |
| Tahoe Conservancy | 093-020-001  | 0.91           | Placer        | 2                     |
| Tahoe Conservancy | 094-140-065  | 4.46           | Placer        | 2                     |

**Subtotal 996.85**

|                   |            |       |           |   |
|-------------------|------------|-------|-----------|---|
| Tahoe Conservancy | 028-021-02 | 69.54 | El Dorado | 3 |
| Tahoe Conservancy | 028-021-03 | 41.14 | El Dorado | 3 |
| Tahoe Conservancy | 029-260-19 | 0.22  | El Dorado | 3 |
| Tahoe Conservancy | 029-260-25 | 47.05 | El Dorado | 3 |
| Tahoe Conservancy | 029-260-32 | 12.97 | El Dorado | 3 |
| Tahoe Conservancy | 029-441-19 | 0.89  | El Dorado | 3 |
| Tahoe Conservancy | 029-441-20 | 2     | El Dorado | 3 |

**Subtotal 173.81**

|                   |            |       |           |   |
|-------------------|------------|-------|-----------|---|
| Tahoe Conservancy | 018-060-03 | 35.34 | El Dorado | 4 |
|-------------------|------------|-------|-----------|---|

**Subtotal 35.34**

|                   |            |       |           |   |
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| Tahoe Conservancy | 033-100-15 | 40.08 | El Dorado | 5 |
| Tahoe Conservancy | 033-180-06 | 1.55  | El Dorado | 5 |
| Tahoe Conservancy | 033-180-16 | 9.52  | El Dorado | 5 |
| Tahoe Conservancy | 033-180-21 | 0.72  | El Dorado | 5 |
| Tahoe Conservancy | 033-412-04 | 0.37  | El Dorado | 5 |
| Tahoe Conservancy | 033-581-25 | 0.27  | El Dorado | 5 |
| Tahoe Conservancy | 034-791-01 | 16.37 | El Dorado | 5 |
| Tahoe Conservancy | 034-802-01 | 5.76  | El Dorado | 5 |

**Subtotal 78.96**

**Conservancy to Parks Total Acreage = 1284.96**

\* Denotes Easement Rather Than Fee Title Ownership

**EXHIBIT 1 TO RESOLUTION 12-09-05 (continued)**  
**APN List of Exchange and Transfer Properties**

| <b>Ownership</b>      | <b>APN</b> | <b>Acreage</b> | <b>County</b> | <b>Map Attachment</b> |
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| CA Dept Parks and Rec | 016-171-03 | 1.52           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-171-04 | 1.1            | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-523-02 | 0.36           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-523-03 | 0.4            | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-523-04 | 0.5            | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-523-05 | 0.34           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-523-06 | 0.33           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-523-07 | 0.31           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-01 | 0.44           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-02 | 0.43           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-03 | 0.42           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-04 | 0.42           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-05 | 0.39           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-06 | 0.42           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-07 | 0.43           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-08 | 0.44           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-525-10 | 0.42           | El Dorado     | 6                     |
| CA Dept Parks and Rec | 016-541-02 | 0.28           | El Dorado     | 6                     |

**Parks to Conservancy Total Acreage = 9.31**