

California Tahoe Conservancy
Agenda Item 10
July 21, 2011

LAND BANK TRANSFERS

Summary: Staff recommends adoption of the environmental documents and authorization to allocate and assign restoration credit to two separate projects in El Dorado County.

Location: Two projects located in the unincorporated area of El Dorado County (El Dorado County Assessor Parcel Numbers 33-090-13 and 33-494-10). (Attachment 1).

Fiscal Summary: The sales of restoration credit under the projects will generate up to \$28,002.50 in revenues to the Conservancy's Land Bank.

Recommended Action: Adopt Resolution 11-07-05 (Attachment 2.1) and Resolution 11-07-06 (Attachment 2.2).

Background

Since 1987, the Conservancy's Land Bank Program has assisted over 6,000 projects in meeting permit requirements for land coverage or other marketable rights. In an effort to protect water quality in the Tahoe Basin, the Tahoe Regional Planning Agency (TRPA) has strictly regulated the placement of new buildings, decks, asphalt, and other means of ground covering. As such, land coverage is the most heavily-traded commodity in the Basin. Other marketable rights, including but not limited to residential development rights, commercial floor area, and tourist accommodation units (TAUs), have also been regulated by TRPA in an effort to achieve sound growth management objectives.

Through its Land Acquisition and Land Bank Programs, the Conservancy has acquired land coverage rights and, to a much lesser degree, other marketable rights. The acquisition of these other marketable rights has typically been a by-product of land purchases for public access or stream zone restoration purposes. In several of these transactions, structures were removed and the land was restored, thereby producing

“banked” restoration credit, commercial floor area rights, existing residential units, or TAUs. Drawing from several significant land acquisitions and Land Bank parcels, the Board has allocated over 2,000,000 square feet of land coverage rights to more than 6,000 projects and allocated a variety of other marketable rights to serve approximately 100 projects. All rights that have been allocated to private projects have been sold pursuant to the Land Bank Program’s guidelines.

The Board has delegated authority to staff to complete transfers of coverage and other marketable rights, unless the sale requires a new allocation of rights or certification of an environmental document. In this case, the South Tahoe Public Utility District Grizzly Mountain Booster Station Project requires a new allocation of low capability restoration credit and review of a joint Initial Environmental Checklist/Mitigated Negative Declaration. The Sawmill Road and Angora Creek Bridge Project requires review of a Mitigated Negative Declaration and Addendum.

Project Description

Staff is recommending Board approval to complete transfers of restoration credit as follows:

In the unincorporated area of El Dorado County:

South Tahoe Public Utility District Grizzly Mountain Booster Station Project: Allocate, transfer, and assign up to 2,027 square feet of Class 1-3 restoration credit (El Dorado County Assessor Parcel Number 33-494-10).

The Sawmill Road Access and Angora Creek Bridge Project: Transfer up to 1,280 square feet of Stream Environment Zone (SEZ) restoration credit (El Dorado County Assessor Parcel Numbers 33-090-13).

A detailed project description and documentation of California Environmental Quality Act (CEQA) compliance for each recommended project above is found in Attachment 3.

Implementation

If the Board adopts the recommended resolutions, staff will complete the transactions pending TRPA and/or local government approvals of the projects and the restoration credit assignments. The transactions will be completed under the terms of the Conservancy’s standard purchase and sale agreements.

Consistency with the Conservancy's Enabling Legislation

The proposed transactions are consistent with Government Code Section 66907.8, whereby the Conservancy may transfer and assign any interests in real property to public agencies, private entities, or individuals pursuant to terms and conditions approved by the Conservancy.

List of Attachments:

Attachment 1 – Regional Location Map

Attachment 2.1 – Resolution 11-07-05

Attachment 2.2 – Resolution 11-07-06

Attachment 3.1 – Project Description, South Tahoe Public Utility District Grizzly Mountain Booster Station

Attachment 3.2 – Project Description, Sawmill Road Access and Angora Creek Bridge

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