

TEA

Conway Ranch Scenic Viewshed Project

Highway 395
Mono County, CA



**A Request for Funding Through the Transportation
Enhancement Activities Program**

Sponsored by Mono County

CONWAY RANCH SCENIC ACQUISITION PROJECT

A. Application

1. General Project Information
2. Funding
3. Assurances

B. Additional Project Information

1. Summary

C. Photographs

D. Maps

E. Background Materials

1. Letters of Support

A. Application

Transportation Enhancement Activities (TEA) Application Form
PART C.2: GENERAL PROJECT INFORMATION

Project is located entirely within the RTPA: _____
 X Proposal is statewide or multi-regional in scope.

RTPA/ County: Mono County - Mono County Local
 Legislative District Number: AD-4
 SD-1
 Transportation Commission

PROJECT TITLE: Conway Ranch Scenic Acquisition Project

ADMINISTERING AGENCY APPLICANT Project
 Administrator/person with day-to-day responsibility for
 implementing project (Name, title, agency, address, phone, fax)

Mono County
 Dan Lyster, Director
 P.O. Box 347
 Mammoth Lakes, CA 93546
 760-924-5452 (Phone)/760-924-5458 (Fax)

TEA FUNDS REQUESTED \$400,000
 NON-FEDERAL TEA MATCH \$542,500
 TOTAL TEA PROJECT COST \$942,500

TEA is a stand-alone project.
 TEA is part of a larger project.
 Total Project Cost \$2.8 million
 (Round dollars to nearest thousands)

Person who can answer questions about this
 application (Name, title, phone, fax)

Andrew Vesselinovitch
 Field Representative, Trust for Public Land
 116 New Montgomery Street, Suite 300
 San Francisco, CA 94105
 415-495-5660 (Phone)/415-495-0541 (Fax)

PARTNER(S) (Name, title, agency, address, phone, fax)

U.S. Bureau of Land Management, Bishop Resource Area
 Terry Russi, Wildlife Biologist
 785 North Main Street, Suite E
 Bishop, CA 93514
 760-872-4881 (Phone)/760-872-2894 (Fax)

PROJECT SCOPE OF PROPOSED TRANSPORTATION ENHANCEMENT ACTIVITIES
 Describe the project's location, limits of work, size, etc. (Not the justification or benefits).

\$400,000 in TEA funds will be used in conjunction with funds from the Habitat Conservation Fund to purchase approximately 369 acres of the Conway Ranch, located adjacent to State Highway 395 near Mono Lake. The acquisition of this 369-acre parcel will complete the purchase of land along the Highway 395 corridor through Conway Ranch and preserve the continuity of a scenic viewshed spanning the Mono Basin. To date Mono County has acquired 175 acres of the 1,031-acre ranch.

PROPOSED SCHEDULE:

	<u>Quarter and Year</u>
Start Environmental Studies	
Draft Environmental Document	
Final Environmental Document	
Begin Design Engineering	September 1999
Plans, Specifications, and Cost Estimates complete	
Start Right of Way Acquisition	
Right of Way Certification	
Ready to Advertise	
Award Construction	
Project Completion (open for use)	February 2000

WHICH CATEGORY OR CATEGORIES ENCOMPASS THE TEA? (May be more than one.)
 List approximate amount of federal TEA funds to be spent in each of the TEA categories:

\$ _____ 1. Pedestrian or bike facilities	\$ _____ 6. Historic transportation rehabilitation
<u>\$400,000</u> 2. Acquisition of sites	\$ _____ 7. Rails to trails
\$ _____ 3. Historic highway programs	\$ _____ 8. Outdoor advertising removal
\$ _____ 4. Landscaping/scenic beautification	\$ _____ 9. Archaeology planning/research
\$ _____ 5. Historic preservation	\$ _____ 10. Runoff water pollution control

Activities outside the categories: List approximate amount of federal TEA funds to be spent in activities outside the ten categories (must be necessary and incidental to the portion inside the categories): \$ _____
 Describe:

PART TWO: FUNDING

Prepared by Leah Gastman Title Grant Coordinator
 Agency Trust for Public Land Phone 415-495-5660 FAX 415-495-0541

PROJECT COMPONENT COSTS

PRELIMINARY ENGINEERING PHASE:

- Construction Documents \$ 0
- Environmental Documents \$ 0
- TOTAL PRELIMINARY ENGINEERING \$ 0

RIGHT OF WAY PHASE (ACQUISITION):

- Capital \$ 0
- Support costs \$ 0
- TOTAL RIGHT OF WAY \$ 400,000

CONSTRUCTION PHASE:

- Construction contract items \$ 0
- Contingencies \$ 0
- Construction engineering \$ 0
- TOTAL CONSTRUCTION \$ 0

*see next sheet for detail

CASH FLOW CHART

	Fiscal Year 1998/99	Fiscal Year 1999/00	Fiscal Year 2000/01	Fiscal Year 2001/02	Beyond 2001/02
Preliminary Engineering	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Right of Way	\$ <u>0</u>	\$ <u>400,000</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Construction	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
TOTAL	\$ <u>0</u>	\$ <u>400,000</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

LOCAL FUNDING SHARE DETAIL

Phases	A Federal	+ B Match	= C TEA Cost	D* Total Cost
Preliminary Eng	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Right of Way	\$ <u>400,000</u>	\$ <u>542,500</u>	\$ <u>942,500</u>	\$ <u>2.8 million</u>
Construction	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
TOTAL	\$ <u>400,000</u>	\$ <u>542,500</u>	\$ <u>942,500</u>	\$ <u>2.8 million</u>

*Fill in column 'D' only when TEA is part of larger project, not a stand-alone project

SOURCE(S) OF MATCH Preliminary Engineering _____
 (Spell out; No acronyms) Right of Way California Department of Parks and Recreation - Habitat Conservation Fund
 Construction _____

MAINTENANCE Who will maintain? Mono County

What is the source of maintenance funds? Mono County

PART TWO: FUNDING (continued)

ITEM ESTIMATE - CONSTRUCTION CONTRACT ITEMS

Item	Description	Unit	Quantity	Unit Price	Amount
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Not Applicable

ART THREE: ASSURANCES

This page must be signed for the project to be considered for funding.

Commitment/Prior Commitment:

Has the project Administering Agency certified that it is willing and able to maintain and operate the project?

Yes

No

Please describe the best evidence of the certification available. If none is available, when can one be provided?

Mono County ("County") is operating pursuant to Section 50020 et cet., California Government Code, and is duly authorized to provide for the acquisition, management and operation of parks and open space.

Project Administering Agency possesses legal authority to nominate transportation enhancement activity and to finance, acquire, and construct the proposed project; and by formal action (e.g., a resolution) the Administering Agency's governing body authorizes the nomination of the transportation enhancement activity, including all understanding and assurances contained therein, and authorizes the person identified as the official representative of the Administering Agency to act in connection with the nomination and to provide such additional information as may be required.

Project Administering Agency will maintain and operate the property acquired, developed, rehabilitated, or restored for the life of the resultant facility(ies) or activity. With the approval of the California Department of Transportation, the Administering Agency or its successors in interest in the property may transfer the responsibility to maintain and operate the property.

Project Administering Agency will give the California Department of Transportation's representative access to and the right to examine all records, books, papers, or documents related to the transportation enhancement activity.

Project Administering Agency will cause work on the project to be commenced within a reasonable time after receipt of notification from the State that funds have been approved by the Federal Highway Administration and that the project will be carried to completion with reasonable diligence.

Project Administering Agency will comply where applicable with provisions of the California Environmental Quality Act, the National Environmental Policy Act, the Americans with Disabilities Act, the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, and any other federal, state, and/or local laws, rules and/or regulations.

I certify that the information contained in this transportation enhancement activity application, including required attachments, is accurate and that I have read and understand the important information and agree to the assurances on this form.

Signed Dan Lyster
(TEA Administering Agency Representative as shown in Resolution)

Date 5-21-99

Printed (Name and Title) DAN LYSTER GRANTS ADMINISTRATOR

Administering Agency MONO COUNTY

B. Additional Project Information

PROJECT OVERVIEW

PROJECT DESCRIPTION: The acquisition of this 369-acre parcel would complete the purchase of land along the Highway 395 corridor through Conway Ranch. To date Mono County has acquired the first 218 acres of the 1,031-acre ranch.

FUNDING: Mono County is seeking \$400,000 in Caltrans TEA funds to purchase, in part, approximately 369 acres of the Conway Ranch adjacent to State Highway 395 near Mono Lake. These funds would be matched by \$292,500 from the Habitat Conservation Fund (HCF), administered by the California State Department of Parks and Recreation, and \$250,000 from the Environmental Enhancement and Mitigation Program.

PROJECT HIGHLIGHTS AND BENEFITS: Highway 395 is the primary transportation route along the eastern Sierra Nevada and travels through some of the most dramatic landscapes in California. Visitors travel through the area to destinations such as Yosemite National Park, Mammoth Lakes, Bodie State Park, Mono Lake, and Lake Tahoe. With Mono Lake three miles to the southeast, and the eastern slope of the Sierra Nevada a half mile to the west, Conway Ranch provides a dramatic scenic view for motorists driving by the property on Highway 395. Conway Ranch is also the dominant view from Conway Summit, a scenic overlook located one mile to the north.

Additionally, Highway 395 is a county- and state-designated scenic highway and a federally-designated scenic byway. Conway Ranch is the most visible parcel of private land in the Mono Basin, and it is available for acquisition and protection.

Public acquisition of this ranch would preserve open space, including an important deer migration corridor. Mono County and the Trust for Public Land have been working with local, state, and federal agencies for five years to protect Conway Ranch and to preserve the character of this scenic and historic area.

Paired with HCF and EEMP funds, Caltrans TEA dollars would allow Mono County to ensure the preservation of this scenic viewshed for future generations of travelers.

C. Photographs



Highway 395, the primary transportation route along the eastern Sierra Nevada and travels through some of the most dramatic landscapes in California. Additionally, Highway 395 is a county- and state-designated scenic highway and a federally-designated scenic byway. Conway Ranch is the most visible parcel of private land in the Mono Basin.



Local, state, and federal agencies are working together to protect this scenic ranch property located adjacent to State Highway 395 near Mono Lake. Not only is Conway Ranch visible to motorists driving by the property, it is the dominant view from Conway Summit, a scenic overlook one mile north.

D. Maps

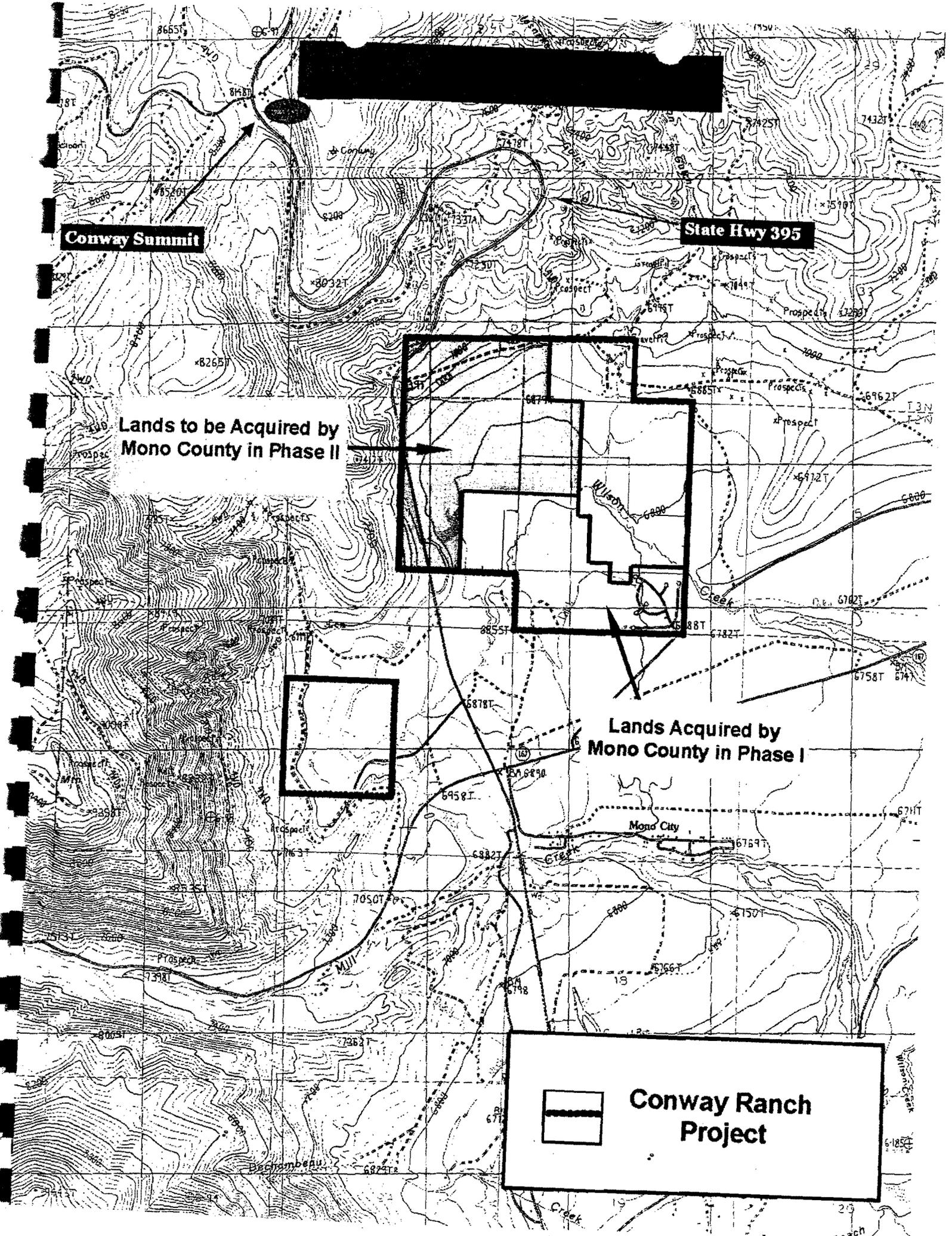
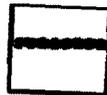
Conway Summit

State Hwy 395

Lands to be Acquired by Mono County in Phase II

Lands Acquired by Mono County in Phase I

Conway Ranch Project



E. Background Materials



MONO LAKE
COMMITTEE
P.O. Box 29
Hwy 395 and Third Street
Lee Vining, CA 93541
Phone (760) 937-6595
Fax (760) 937-6577

Board of Directors

Co-Chairs:
Sally Gaines
Ed Manning

Rich Atwater
Martha Davis
Amy Helm
David Kanner
Robert Marks
Dave Marquett
Guillermo Rodriguez
Jane Rogers
Tom Seto

Directors Emeriti

Helen Green
Mary Hanson
Grace de Laet
Genny Smith

Executive Director

Frances Spivy-Weber

**Southern California
Office**

322 Culver Blvd.
Plym Del Rey, CA 90292
(616) 716-6488

On the Internet
www.monolake.org

Ms. Marsha Mason
Calif. Dept. of Transportation
1120 N St., MS 28
Sacramento CA 95814

May 26, 1999

Dear Ms. Mason:

The Mono Lake Committee supports Mono County's TEA-21 grant request for \$400,000 towards the purchase of a portion of the highly scenic Conway Ranch in the north Mono Basin.

The efforts to protect the Conway Ranch have been ongoing for many years. The public has a tremendous investment in the project. This grant from Caltrans – which will be more than matched by outside funds – will move us significantly towards the ultimate goal of full purchase and protection of this highly visible property.

The historic ranch offers outstanding views of natural and irrigated meadows as well as of historic ranch buildings to motorists traveling Highway 395 in the eastern Sierra. In addition, the property offers wildlife habitat and serves as a major migration corridor for the Mono Lake deer herd. Over 700 deer travel through the site annually.

Protection of the ranch's open space will benefit not only Mono County and Mono County's wildlife, but also the millions of tourists and recreationalists who annually pass through the area and the businesses that these visitors support.

The Committee urges approval of Mono County's grant.

Sincerely,

Frances Spivy-Weber
Executive Director



People for Mono Basin Preservation
P.O. Box 404
Lee Vining, CA 93541

May 25, 1999

Marsha Mason
California Department of Transportation
1120 N Street—MS 28
Sacramento, CA 95814

Dear Marsha Mason:

The People for Mono Basin Preservation (PMBP) would like to support Mono County's TEA-21 grant request. PMBP is a group of local residents whose purpose is to preserve the cultural, environmental, and historical values of the Mono Basin. We have worked actively with Mono County for several years toward the acquisition and preservation of the Conway Ranch property.

One of the primary reasons for preserving Conway Ranch as open space is to maintain the scenic views from Highway 395 as it descends from Conway Summit into the Mono Basin. It seems appropriate that transportation money be used to support an important acquisition which not only protects the beauty of this lush ranchland, but also the wildlife habitat and historical buildings that are part of this unique property.

Sincerely,

Lauren Davis

Lauren Davis for PMBP

cc: Dan Lyster, Mono County
Andrew Vesselinovitch, Trust for Public Land

EAST. HIGH SIERRAS SPORTSMAN HEADQUARTERS

KEN'S ALPINE SHOPS & SPORTING GOODS

MAIN ST. (HWY. 395) (NEXT TO COURT HOUSE)

• IN THE CENTER OF HISTORIC

P.O. BOX 544 • TELEPHONE 760-932-7717 BRIDGEPORT • CALIFORNIA 93517



- FOOTWEAR
- ICE
- GUIDE SERVICE
- GUNS
- AMMO
- APPAREL
- RIFLES
- LEATHER GOODS
- SKIING
- FISHING
- CAMPING
- BOOKS
- CANDY
- CASUAL WEAR
- REPAIRS
- PAINT
- SWEATERS
- KNIVES
- HUNTING
- GROCERIES
- GIFTS
- HARDWARE
- DRY ICE
- MAGAZINES
- SUN GLASSES
- GREETING CARDS
- BATTERIES
- JEWELRY
- RADIOS
- WATCHES
- TOYS
- HATS
- FLOWERS
- POPCORN
- STATIONERY
- OPTIONS
- WESTERN WEAR
- HOUSEWARES
- GAME CALLS
- POST CARDS
- PHOTO SUPPLY
- COSMETICS
- JACKETS

E/ag/for

Marsha Mason
 California Dept. of Transportation
 1120 N. ST. - MS 28
 Sacramento, Ca. 95814

RE: Letter of support for Mono
 County Grant request to Cal Trans
 for Conway Ranch purchase

California Trout Inc. is in total
 support of utilizing TEA al
 funds for the above purchase.

The reasons are as follows.

1. Cal Trans will more than double
 the effective amount of its grant since
 \$542,500 would match it \$108,000
 contribution.
2. The property is being offered for
 sale by a willing conservation owner
 (T.P.L.S.).
3. This is a great opportunity for
 the preservation of the historic
 Conway Ranch.

NATIONALLY ADVERTISED BRANDS

EASTE HIGH SIERRAS SPORTSM HEADQUARTERS

KEN'S ALPINE SHOPS & SPORTING GOODS

MAIN ST. (HWY. 395) (NEXT TO COURT HOUSE)

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- COSMETICS
- RENTALS
- JACKETS

4. The public already has made a major investment in the Mono basin. The viewsheds, the wildlife habitat preservation and the preservation of historic homesteads are very important values that add to the value.
5. This property is home to the soon to be listed as threatened Cooper.
6. The Conway Ranch is a non consumptive resource that will bring in millions of dollars to Mono County and California.

Thank you
Rick Rockel

Mono County Manager
California Trout Inc.

71154 58



RESOLUTION NO. 99-40
BOARD OF SUPERVISORS, COUNTY OF MONO

**AUTHORIZING DAN LYSTER, GRANTS ADMINISTRATOR TO
SUBMIT TEA-21 GRANT APPLICATION AND SIGN NECESSARY
DOCUMENTS FOR THE ACQUISITION OF CONWAY RANCH**

WHEREAS, the Mono County Board of Supervisors is committed to the acquisition of Conway Ranch for purposes of open space, wildlife habitat protection, wetlands preservation, waterfowl habitat protection, fish rearing and cultural and historic resource protection; and

WHEREAS, the Board has directed County staff to pursue all available grant fund sources to facilitate the acquisition of Conway Ranch; and

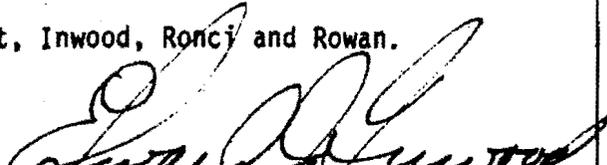
WHEREAS, the California Department of Transportation has available funds under its TEA-21 grant program.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors supports the submittal of a TEA-21 grant application to the California Department of Transportation for the amount of \$400,000 to continue the purchase of land at Conway Ranch.

BE IT FURTHER RESOLVED that the Board authorizes Dan Lyster, Grants Administrator, to execute all grant related documents associated with the grant submittal and grant acceptance as necessary.

Approved and Adopted this 8th day of June, 1999, by the following vote of said board:

AYES	:Supervisors Farnetti, Hunt, Inwood, Ronci and Rowan.
NOES	:None.
ABSENT	:None.
ABSTAIN	:None.

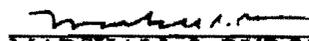

EDWARD J. INWOOD, CHAIRMAN
BOARD OF SUPERVISORS
COUNTY OF MONO

ATTEST:

APPROVED AS TO FORM

RENN NOLAN
EX OFFICIO CLERK OF THE BOARD


ROBERTA REED, DEPUTY


MARSHALL S. RUDOLPH
COUNTY COUNSEL