

# SAN JUAN CREEK WATERSHED MANAGEMENT STUDY ORANGE COUNTY, CALIFORNIA

### **FEASIBILITY PHASE**

## REAL ESTATE APPENDIX

**A**UGUST 2002

## SAN JUAN CREEK WATERSHED MANAGEMENT STUDY ORANGE COUNTY, CALIFORNIA

#### REAL ESTATE REPORT

#### I. INTRODUCTION

Ownership and approximate land values were examined for the reaches of San Juan Creek and Trabuco Creek where lands adjacent to the stream channel may be required to accommodate the design of the modifications. Appropriate reaches were selected based on an estate that would allow the rights for implementation of the proposed alternatives (i.e., flood control, channel stabilization, and ecosystem restoration). These include the following reaches: (1) San Juan Creek from the Pacific Coast Highway Bridge to approximately 600 meters north of La Novia Bridge, (2) Trabuco Creek from its confluence with San Juan Creek to Del Obispo Bridge, and (3) in the vicinity of the proposed detention basin in San Juan and Trabuco Creeks. Land ownership within these reaches is briefly discussed in the following section.

#### II. LAND OWNERSHIP

The following summarizes land ownership along the appropriate reaches of San Juan and Trabuco Creeks:

#### a. Channel Widening

San Juan Creek: Pacific Ocean (Station 100+00) through above Stonehill Bridge (Station 116+00)

Downstream of the Pacific Coast Highway Bridge is Doheny State Beach, owned by the State of California. Left bank between the Camino Las Ramblas and the Pacific Coast Highway bridges is a developed hotel property assessed at over \$17 million. Left bank between the Stonehill and Camino Las Ramblas bridges is mostly undeveloped land owned by Capistrano Beach Water District. A portion of the land was previously developed as a water treatment plant, but has since been used for staging of equipment and other uses. A nursery and boatyard are also present. The parcels bordering Stonehill Drive are privately owned, and zoned as rural. The right bank is fully developed with residential development, except between Stations 105+00 and 108+00, where a municipal waste water treatment plant, and Del Obispo Park are situated. However, the land immediately adjacent to San Juan Creek is publicly owned except for the area of the trailer park at about 104+00 - 105+00.

San Juan Creek: Above Stonehill Bridge (Station 116+00) to Trabuco Creek Confluence (Station 139+00)

A developed park is situated right bank just north of the Stonehill Bridge. Right bank is developed with residential neighborhoods. Publicly owned exempt land of varying widths exists between the present San Juan Creek channel and the residential development from Station 116+00 through Station 127+00. Between Stations 137+00 and 139+00, a former RV Storage lot is in the early stages of a residential development. Left bank is undeveloped San Juan Capistrano Redevelopment land from about 117+00 through Station 120+00, upstream of which is a trailer park through Station 124+00 (Avenida Aeropuerto). An industrial zone directly adjacent to San Juan Creek is present along Calle Aviador, extending to Station 133+00. Upstream of the industrial zone is vacant land, privately owned and zoned as rural, situated between San Juan Creek and the Metrolink railroad tracks.

San Juan Creek: Trabuco Creek Confluence (Station 139+00) to 1,000 meters North of La Novia Bridge

Right bank at the confluence is a park owned by San Juan Capistrano Sewer District. The Metrolink railroad crosses at Station 141+00, Camino Capistrano crosses at about Station 143+00, and I-5 crosses at about Station 114+00 through Station 115+00. Right bank, to the east and west of Camino Capistrano, adjacent to San Juan Creek, are developed commercial properties each valued at over \$1 million. Left bank, just downstream of the Metrolink tracks, is a privately owned parcel that was listed as rural-zoned, but is developed with a light industrial building. The remaining left bank land up to the I-5 Bridge is publicly owned, and zoned as exempt, containing either vacant land or improved roadways. Upstream of F5 is vacant land owned by Ortega Properties along the right bank, which is zoned rural, between about Stations 148+00 and 151+00. Upstream is exempt-zoned land owned by Capistrano Water District through Station 152+00. The left bank is zoned commercial, and is developed with a veterinary clinic, a nursery, and a retirement complex between Stations 145+00 and 147+00, and by a golf course through about Station 158+00, just downstream of the La Novia Bridge. Right bank across from the golf course are parcels owned by Ortega properties, and occupied by commercial office complexes. However, properties immediately adjacent to San Juan Creek from about Station 156+00 to 1,000 meters upstream of the La Novia Bridge (about Station 180+00) are public parkland. San Juan Capistrano owns the parcels on both sides of the creek at the point of the La Novia Bridge crossing at Station 160+00. The land right bank is mostly zoned as exempt through Station 180+00 with the majority of the ownership by the City of San Juan Capistrano and Mission Oaks. A private landowner also owns about 2 acres right bank. San Juan Capistrano owns the stream channel land, with an easement to the Orange County Flood Control District (OCFCD). The land left bank between La Novia Bridge and Station 180+00 is zoned

exempt and owned by San Juan Capistrano and Capistrano Unified School District. A day care center and an elementary school have been constructed adjacent to the creek. Between about Stations 170+00 and 180+00 is land owned by Warren Hoffman, zoned rural, which contains miscellaneous agricultural uses.

Trabuco Creek: San Juan Creek Confluence (Station 102+00) to Del Obispo Bridge (Station 110+00

Right bank is residential development immediately adjacent to the channel throughout the reach Left bank at the confluence is a park owned by San Juan Capistrano Municipal Sewer District, and upstream is Paseo Adelanto. To the east of Paseo Adelanto are properties zoned and developed as commercial and industrial facilities.

#### **b.** Detention Basins

San Juan Creek: Upstream of Antonio Parkway Bridge, Stations 217+00 through 234+00

This land is vacant, owned by San Juan Partnership, and zoned as rural.

Trabuco Creek: Downstream of Crown Valley Bridge, Stations 172+00 through 187+00

Ownership of the vacant land within and around the proposed detention basin includes the Santa Margarita Company and Dmb Ladera L.L, zoned as rural, and the City of Mission Viejo, zoned as exempt.

#### III. BASELINE COST ESTIMATE

Land was classified as exempt (typically those lands owned by a public agency), rural/agricultural, commercial/industrial, and residential. The approximate per acre land values were derived from the taxable value each property as found in the public record (FAC, 2001). The taxable value of each property was adjusted from the purchase year (found in the public record) to 2002 using the Gross Domestic Product (GDP) Deflator inflation index (NASA, 2001). This inflation calculator is based on the inflation rate during the U.S. Government Fiscal Year, which begins on October 1 and ends on September 30.

Approximate per acre land values adjacent to the stream channels are shown in Table 1 below. The median values were used to determine real estate costs for this watershed study. Real estate costs provided in this report do not include relocation and replacement of existing utilities.

**Table 1 Approximate Per Acre Land Values** 

Land Use	Average Cost/Acre	Median Cost/Acre
Exempt/Public	\$428,828	\$183,381
Commercial/Industrial	\$1,678,024	\$1,117,225
Rural	\$633,185	\$220,406
Resident	\$541,210	\$541,210

Table 2 summarizes the estimated values for the various alternatives. The values used in this cost estimate are for land only, including 20 percent for contingencies and 6 percent for supervision and administration. This is a cost estimate for project formulation purposes only. It is not considered an appraisal report as promulgated by the Jurisdictional Exemption within the Uniform Standards of Professional Appraisal Practice. For a breakdown of acreage, land use, and appropriate reach locations, see Tables 3 through 8.

**Table 2 Real Estate Baseline Cost Estimate** 

	Size/Area	Total <sup>1</sup>
Alternatives	(Ha)	(\$)
	Flood Control	l
FC-1	-	=
FC-2	0.39	783,584
FC-3	6.74	5,024,662
FC-4	9.52	7,000,697
FC-5	15.90	11,315,250
FC-6	11.63	17,684,417
Ch	annel Stabiliza	tion
CS-1	-	-
CS-2	-	=
CS-3	3.41	2,362,089
Eco	system Restora	ation
ER-1	22.50	12,968,979
ER-2	9.80	6,789,197
ER-3	17.10	9,856,424
ER-4	15.30	10,599,461
ER-5	49.90	34,569,483
ER-6	63.10	43,714,116
ER-7	9.20	5,302,871
ER-8	3.90	13,695,383
ER-9	3.70	2,132,677
ER-10	24.30	16,834,438
ER-11	21.50	14,894,667
	de 20% contingenc	

Total costs include 20% contingency and 6% S&A costs. Costs for relocation and replacement of existing utilities are not included.

			Table 3: Flood (	Control - Floodwa	alls			
						Average	Median	
Alternative	Station		Are	1	Land Use	Land Cost	Land Cost	
FC-2			Sq. M.	На		(\$)	(\$)	
San Juan Creek	U/S of I-5	Left Bank	1,656.68	0.17	Comm	686,940	457,363	
		Right Bank	60.12	0.01	Rural	9,407	3,274	
			117.75	0.01	Exempt	12,477	5,336	
	U/S of La Nov	ria	419.25	0.04	Exempt	44,426	18,998	
	]	Left Bank	613.25	0.06	Rural	95,951	33,400	
	]	Right Bank	786.75	0.08	Exempt	83,368	35,651	
			56.72	0.01	Rural	8,875	3,089	
Trabuco Creek	U/S of Lined C	Channel	213.40	0.02	Ind	88,486	58,914	
			3,923.92	0.39				
				TOTAL		1,029,930	616,025	
				Contingency	20%	205,986	123,205	
				S&A	6%	74,155	44,354	
				CD AND TOTAL	<b>-</b>	1 210 051	502 504	
FC-3				GRAND TOTA	AL	1,310,071	783,584	
San Juan Creek	U/S of I-5	Left Bank	1,093.61	0.11	Comm	453,464	301,915	
San Juan Cicck		Right Bank	102.00	0.11	Rural	15,959	5,555	
		rug.ii Duini	99.14	0.01	Exempt	10,505	4,492	
	U/S of La Nov	ria	262.05	0.03	Exempt	27,768	11,875	
		Left Bank	347.16	0.03	Rural	54,318	18,908	
		Right Bank	666.63	0.07	Exempt	70,640	30,208	
				-	Rural	-	-	
Trabuco Creek	U/S of Lined C	Thannel	213.40	0.02	Ind	88,486	58,914	
Tradaco Creek	C/B of Emea C		2,783.99	0.28		00,100	30,511	
				TOTAL		721,140	431,867	
				Contingency	20%	144,228	86,373	
				S&A	6%	51,922	31,094	
				GRAND TOTA	ı	917,290	549,335	
FC-4				GRAIND IUIA		711,490	347,333	
San Juan Creek	U/S of I-5	Left Bank	1,417.64	0.14	Comm	587,822	391,371	
		Right Bank	188.00	0.02	Rural	29,415	10,239	
		5 "	105.30	0.01	Exempt	11,158	4,772	
	U/S of La Nov	ria	302.85	0.03	Exempt	32,092	13,723	
		Left Bank	473.45	0.05	Rural	74,078	25,786	
		Right Bank	526.80	0.05	Exempt	55,823	23,872	
			338.73	0.03	Rural	52,999	18,448	
Trabuco Creek	U/S of Lined C	Channel	57.00	0.01	Ind	23,635	15,736	
			3,409.77	0.34				
				TOTAL		867,021	503,947	
				Contingency	20%	173,404	100,789	
				S&A	6%	62,426	36,284	

Table 3: Flood Control - Floodwalls										
Alternative	Alternative Station		Area Sq. M.	Ha	Land Use	Average Land Cost (\$)	Median Land Cost (\$)			
			5 <b>4.</b> 1.2			(4)	(Ψ)			
				GRAND TOTA	AL.	1,102,851	641,020			
FC-5										
San Juan Creek	U/S of I-5 L	eft Bank	1,029.00	0.10	Comm	426,673	284,078			
	R	Right Bank	149.80	0.01	Rural	23,438	8,159			
			99.40	0.01	Exempt	10,533	4,504			
	U/S of La Novi	a	294.00	0.03	Exempt	31,154	13,322			
	L	eft Bank	385.90	0.04	Rural	60,379	21,017			
	R	Right Bank	337.94	0.03	Exempt	35,810	15,314			
			283.15	0.03	Rural	44,303	15,421			
Trabuco Creek	U/S of Lined Channel		57.00	0.01	Ind	23,635	15,736			
			2,636.19	0.26						
				TOTAL		655,925	377,552			
				Contingency	20%	131,185	75,510			
				S&A	6%	47,227	27,184			
				GRAND TOTA	AL .	834,337	480,246			

		T	able 4: Flood Contro	l - Detention Basins			
SAN JUAN	CREEK						
					Average	Median	
St	ation		Area	Land Use	Land Cost	Land Cost	
From	To	Sq. M.	На		(\$)	(\$)	
210+00	212+20	64,600	6.46	Rural	10,107,528	3,518,340	
			TOTAL		10,107,528	3,518,340	
			Contingency	20%	2,021,506	703,668	
			S&A	6%	727,742	253,320	
			GRAND TOTAL		12,856,776	4,475,328	
ГRАВUСО	CREEK						
					Average	Median	
St	ation		Area	Land Use	Land Cost	Land Cost	
From	То	Sq. M.	На		(\$)	(\$)	
171+60	173+40	91,800	9.18	Rural	14,363,329	4,999,746	
			TOTAL		14,363,329	4,999,746	
			Contingency	20%	2,872,666	999,949	
			S&A	6%	1,034,160	359,982	
			GRAND TOTAL		18,270,155	6,359,677	
·							
-BASIN C	OMBINATION				31,126,931	10,835,004	

	,	Table 5: Flood Con	trol - Channel Widen	ning		
SAN JUAN CREEK						
					Average	Median
S	tation		Area	Land Use	Land Cost	Land Cost
From	То	Sq. M.	На		(\$)	(\$)
40.	2011					
102+00	PCH	1,191.21	0.12	Exempt	126,227	53,979
PCH	Camino Las Ramblas	1,305.26	0.13	Comm/Ind	541,224	360,346
Camino Las Ramblas	Stonehill	21,514.12	2.15	Exempt	2,279,757	974,899
		800.00	0.08	Rural	125,171	43,571
Stonehill	129+45	17,568.26	1.76	Exempt	1,861,631	796,095
		2,400.00	0.24	Rural	375,512	130,712
129+45	Metrolink	5,343.43	0.53	Comm/Ind	2,215,645	1,475,172
1		12,000.00	1.20	Rural	1,877,559	653,562
Metrolink	Camino Capistrano	1,486.37	0.15	Exempt	157,504	67,354
Camino Capistrano	I-5	1,429.17	0.14	Exempt	151,443	64,762
I-5	166+00	30,150.52	3.02	Comm/Ind	12,501,865	8,323,716
		95,188.34	9.52	Subtotal	22,213,538	12,944,168
			TOTAL		22,213,538	12,944,168
			Contingency	20%	4,442,708	2,588,834
			S&A	6%	1,599,375	931,980
				TOTAL	28,255,620	16,464,981
TRABUCO CREEK	l l		II.			, ,
					Average	Median
S	tation	Area		Land Use	Land Cost	Land Cost
From	То	Sq. M.	Ha		(\$)	(\$)
Confluence with SJC	Del Obispo	11,511.07	1.15	Exempt	1,219,778	521,617
Del Obispo	116+20	9,645.03	0.96	Exempt	1,022,042	437,059
		21,156.10	2.12	Subtotal	2,241,819	958,676
			TOTAL		2,241,819	958,676
			Contingency	20%	448,364	191,735
			S&A	6%	161,411	69,025
				TOTAL	2,851,594	1,219,436
			GRAND TOTAL		31,107,214	17,684,417

Table 6: Flood Control Alternatives										
	Average Medi									
Alternative	Component	Area	Land Use	Land Cost	<b>Land Cost</b>					
		Ha		(\$)	(\$)					
FC -2										
	Floodwalls	0.39		1,310,071	783,584					
FC-3										
	Floodwalls	0.28		917,290	549,335					
	Detention Basin (SJC)	6.46		12,856,776	4,475,328					
		6.74								
			TOTAL	13,774,066	5,024,662					
FC-4										
	Floodwalls	0.34		1,102,851	641,020					
	Detention Basin (TC)	9.18		18,270,155	6,359,677					
		9.52								
			TOTAL	19,373,006	7,000,697					
FC-5										
	Floodwalls	0.26		834,337	480,246					
	Detention Basins (SJC & TC)	15.64		31,126,931	10,835,004					
		15.90								
			TOTAL	31,961,267	11,315,250					
FC -6										
	Channel Widening (SJC)	9.52		28,255,620	16,464,981					
	Channel Widening (TC)	2.12		2,851,594	1,219,436					
		11.63								
			TOTAL	31,107,214	17,684,417					

	Table 7: Channel Stabilization										
CS-3: OSO CREEK											
					Average	Median					
Sta	tion		Area	Land Use	Land Cost	Land Cost					
From	То	Sq. M.	Ha		(\$)	(\$)					
02+40	121+40	34,096.04	3.41	Rural	5,334,778	1,856,988					
					-						
			TOTAL		5,334,778	1,856,988					
			Contingency	20%	1,066,956	371,398					
			S&A	6%	384,104	133,703					
			GRAND TOTAL		6,785,838	2,362,089					

				Table 8:	Ecosystem R	estoration Alter	natives					
SAN JUAN CREEK						Average			Median			
	Sta	ition	Area	Land Use	Land Cost	Contingency	S&A	Grand To tal	Land Cost	Contingency	S&A	<b>Grand Total</b>
	From	То	Ha		(\$)	20%	6%	(\$)	(\$)	20%	6%	(\$)
ER-1	104+00	115+00	22.50	Exempt	23,842,263	4,768,453	1,716,643	30,327,358	10,195,738	2,039,148	734,093	12,968,979
ER-2	146+00	152+00	9.80	Rural	15,333,402	3,066,680	1,104,005	19,504,087	5,337,419	1,067,484	384,294	6,789,197
ER-3	160+20	170+00	17.10	Exempt	18,120,120	3,624,024	1,304,649	23,048,792	7,748,761	1,549,752	557,911	9,856,424
ER-4	189+70	196+70	15.30	Rural	23,938,882	4,787,776	1,723,600	30,450,258	8,332,909	1,666,582	599,969	10,599,461
ER-5	197+00	211+90	49.90	Rural	78,075,178	15,615,036	5,621,413	99,311,626	27,177,267	5,435,453	1,956,763	34,569,483
ER-6	242+00	261+10	63.10	Rural	98,728,331	19,745,666	7,108,440	125,582,437	34,366,444	6,873,289	2,474,384	43,714,116
OSO CREEK					Average				Median			
	Sta	ition	Area	Land Use	Land Cost	Contingency	S&A	<b>Grand Total</b>	Land Cost	Contingency	S&A	Grand Total
	From	То	Ha		(\$)	20%	6%	(\$)	(\$)	20%	6%	(\$)
ER-7	152+40	150 - 40	9.20	Enament	9.748.836	1.040.767	701.016	12 400 520	4 169 004	833.785	300,163	£ 202 971
ER-8	U/S of I-5	159+40	3.90	Exempt Comm	9,748,836	1,949,767 3,234,257	701,916 1,164,333	12,400,520 20,569,878	4,168,924 10,766,811	2,153,362	775,210	5,302,871 13,695,383
TRABUCO CREEK	0/3 011-3		3.90	Comm	Average	3,234,237	1,104,333	20,309,878	Median	2,133,302	773,210	13,093,363
IKABUCU CKEEK	Sto	l ition	Area	Land Use	Land Cost	Contingency	S&A	Grand Total	Land Cost	Contingency	S&A	Grand Total
	From	To	Ha	Land Use	(\$)	20%	6%	(\$)	(\$)	20%	6%	(\$)
	rioni	10	па		( <b>4</b> )	2076	0 70	(4)	( <b>Þ</b> )	2070	0 70	(\$)
ER-9	142+00	145+00	3.70	Exempt	3,920,728	784,146	282,292	4,987,166	1,676,633	335,327	120,718	2,132,677
ER-10	164+80	174+50	24.30	Rural	38,020,578	7,604,116	2,737,482	48,362,175	13,234,621	2,646,924	952,893	16,834,438
ER-11	Confluence with	Oso	21.50	Rural	33,639,606	6,727,921	2,422,052	42,789,579	11,709,644	2,341,929	843,094	14,894,667

#### IV. REFERENCES

FAC, 2001. First American Corporation, FASTWEB Online Service, 2001. <a href="http://www.firstam.com/">http://www.firstam.com/</a>

NASA, 2001. National Aeronautics Space Administration, Johnson Space Center, Cost Estimating Group, 2001. <a href="http://www.jsc.nasa.gov/">http://www.jsc.nasa.gov/</a>