



ISABELLA LAKE DAM SAFETY MODIFICATION PROJECT – REAL ESTATE

U.S. ARMY CORPS OF ENGINEERS

BUILDING STRONG.

Project Background

Completed in 1953, Isabella Lake Dam is located approximately 42 miles northeast of Bakersfield. The reservoir is impounded by two earthen dams on the Kern River and Hot Springs Valley. Today, Isabella Lake and its dams help reduce flood risk for Bakersfield and the surrounding region, and are a primary water source for water users throughout Kern County.

March 26, 2014



The Isabella Lake Dam Safety Modification Project looks to address overtopping, seismic and seepage issues identified with Isabella Lake's main and auxiliary dams to reduce the likelihood of dam failure. In 2013, the Corps entered the pre-construction engineering and design phase of the project. Relocation of State Highway 178, Lake Isabella Boulevard and other relocation construction work is scheduled for 2015-2016. Construction of the dam modifications is scheduled to begin in 2017.

Real Estate Process

During the ongoing engineering and design phase for Isabella Lake Dam upgrades, the Corps identified 12 properties downstream of the dam that will be impacted by construction ([see map on back page](#)). Impacted property owners have already been officially contacted or notified by a Corps real estate specialist as part of the process. There may be additional property owners contacted in the future, but everyone affected by this initial phase of acquisition has been contacted at this time. Until officially contacted or notified by a Corps real estate specialist, property owners are encouraged not to change, plan or do anything in anticipation of being contacted.

Steps in the Real Estate Process

1. Parcels impacted by project identified - **Dec. 2013**
2. Property owners contacted - **Feb-Mar. 2014**
(Trailer park tenants contacted - approx. Jun/Jul 2014)
3. Government appraisal complete - **Summer 2014**
4. Official offers made to owners - **Fall 2014**
5. Offers accepted by property owners (Negotiations of fair market value) - **2015**
 - a. Relocation assistance initiated
 - b. Title of property cleared of all encumbrances
 - c. Owner receives check

ISABELLA LAKE DAM SAFETY MODIFICATION PROJECT - REAL ESTATE IMPACTED PROPERTIES

