

Isabella Lake Dam Safety Modification Project

Real Estate Actions

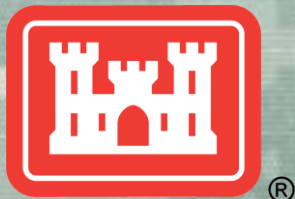
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March 26-27, 2014



U.S. Army Corps of Engineers
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Meeting Agenda

I: Isabella Lake Dam Project Overview

- A. Purpose
- B. Project Phases
- C. Timeline




II: Real Estate Acquisitions/Relocation Benefits Process

- D. Impacted Properties
- E. Steps in the Real Estate Process
- F. What to Expect Next
- H. Common Questions/Misconceptions
- G. Points of Contact
- H. Discussion/Questions



A. Project Purpose

Safety Risks

-  Overtopping - huge, rare flood fills reservoir and overtops dam causing erosion
-  Earthquake - sudden, violent shaking may cause dam to crack or collapse
-  Seepage - seepage of water through dam may become excessive, causing erosion



Project Benefits

1. Improve public safety
2. Reduce flood risk to downstream communities
3. Increase dam stability
4. Minimize overtopping
5. Control seepage
6. Extend infrastructure lifespan
7. Remove current pool restriction (since 2006)



B. Project Phases

Phase I: Relocations

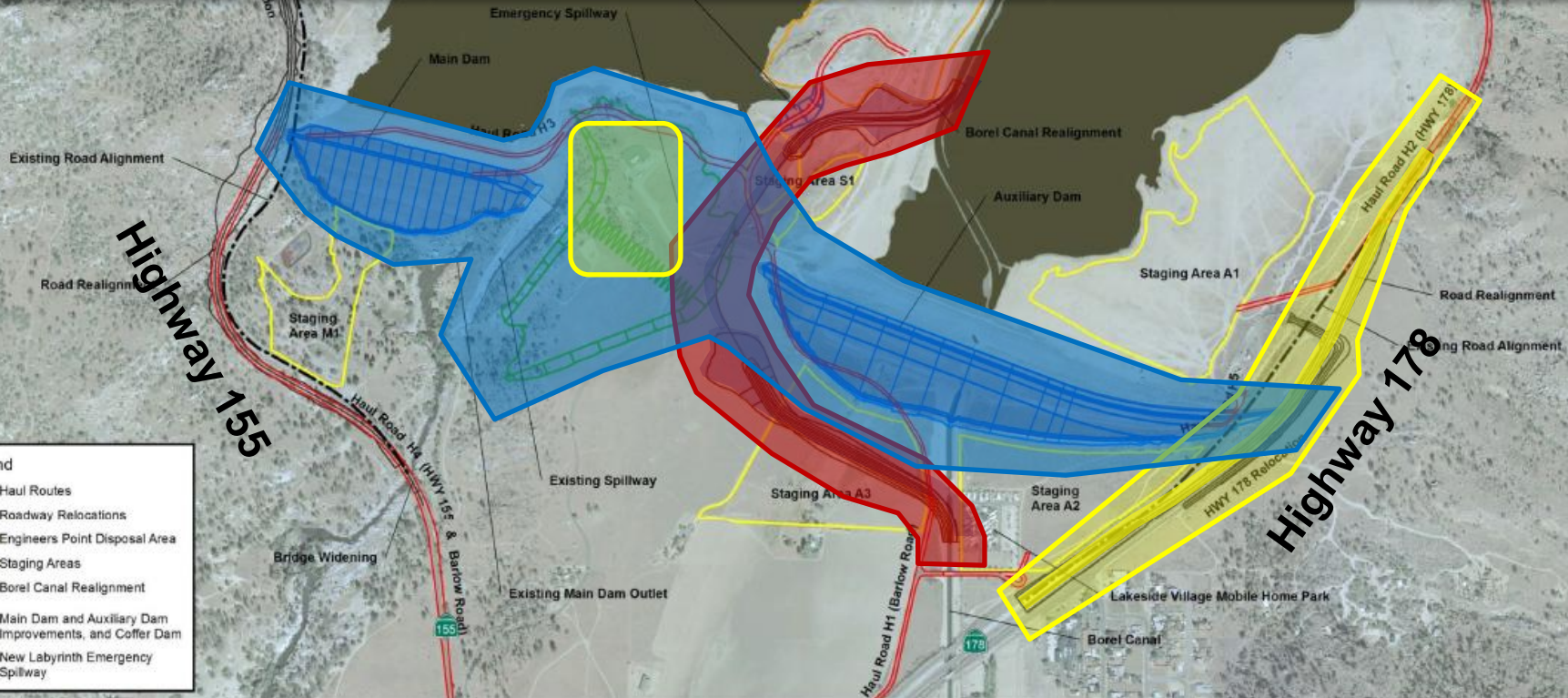
- Real Estate Acquisitions / Relocations
- Hwy 178 Relocation
- Utility Relocations
- USFS/USACE Facilities Relocation

Phase II: Dams and Spillways

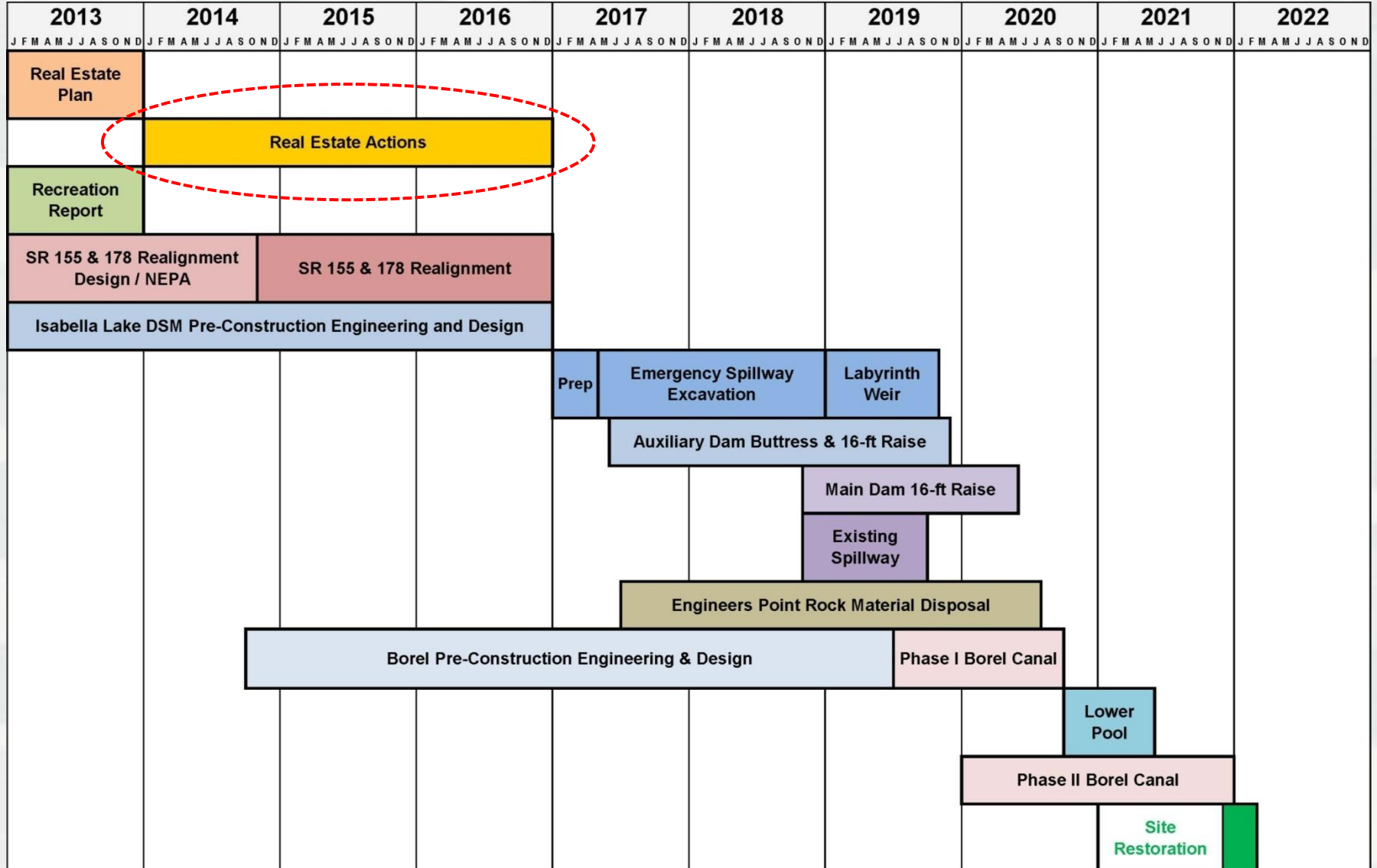
- 16' Main Dam Raise / Control Tower
- 16' Aux Dam Raise / Borel Abandonment
- Downstream Filters / Drainage / Buttress
- Service Spillway Modifications
- New Emergency Spillway / Labyrinth Weir
- Highway 155 Closure Gate

Phase III: Borel Outlet Works

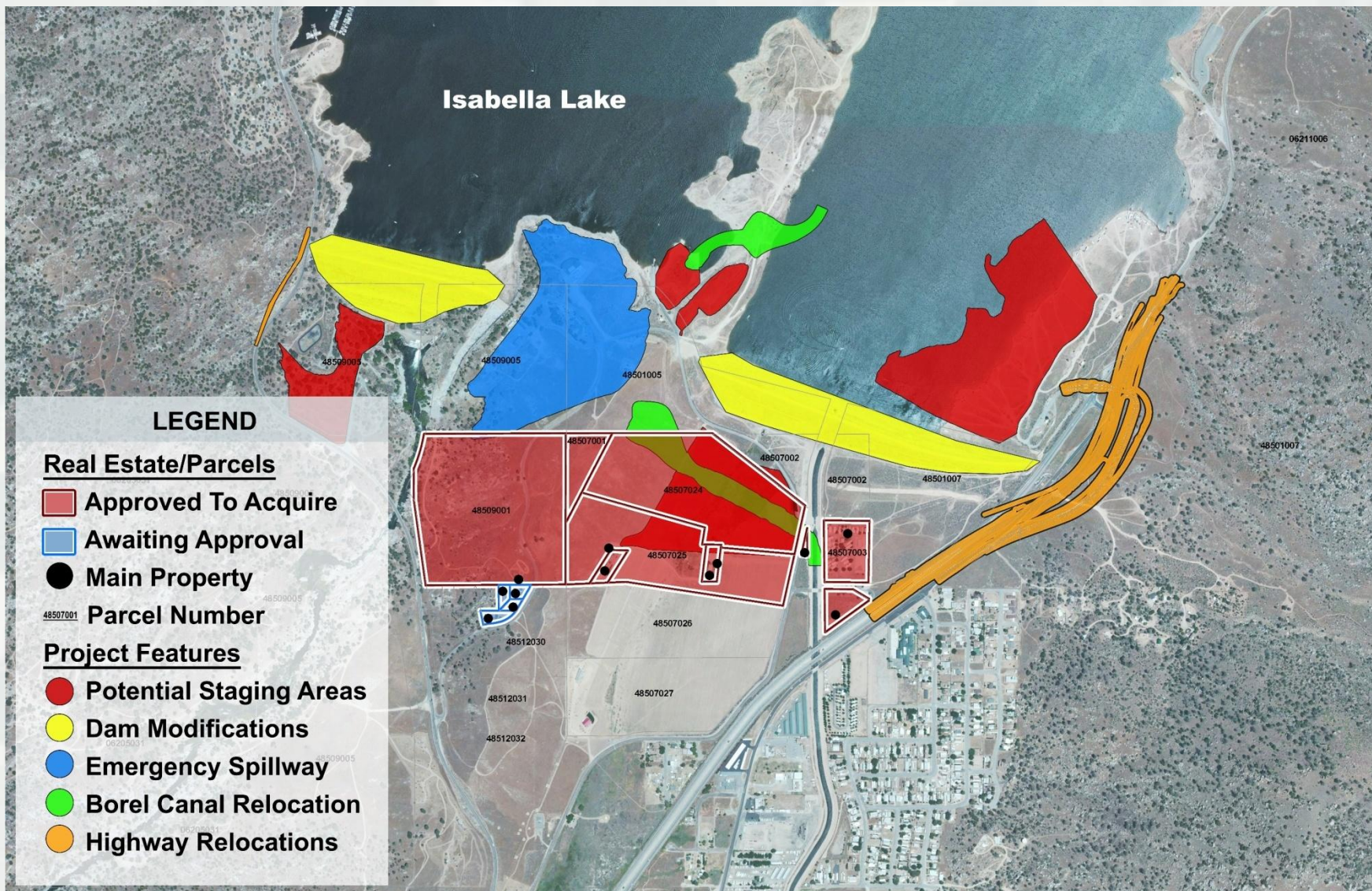
- Upstream / Downstream Channel Tie-ins
- Bored Tunnel / Conduit
- Control Tower
- Inlet / Outlet Structures



C. Timeline



D. Impacted Properties



E. Steps in the Real Estate Process

Acquisition procedures authorized under 49 Code of Federal Regulations (CFR) Part 24: Uniform Relocation Assistance and Real Property Acquisition Policies Act

1. Parcels Impacted By Project Identified – **Dec. 2013**
(Dam Safety Modification Report Dec 2012)
-  2. Property owners contacted - **Feb-Mar. 2014**
(Trailer park tenants/owner-occupied residence contacted – approx. Jun/Jul 2014)
3. Government appraisal complete – **Summer 2014**
4. Offers to sell made to property owners – **Fall 2014**



E. Steps in the Real Estate Process (cont.)

5. Offers accepted by property owners – **2015** (negotiations of fair market value)

- a. Relocation assistance initiated
 - 1) Initial Meeting Jul-Oct 2014
 - 2) Determination of Financial Capability
 - 3) Replacement of Housing (Rental/Purchase)
 - 4) Placement
- b. Title of property cleared of all encumbrances
- c. After escrow closes, land owner receives just compensation check for the value of the property



F. What to Expect Next

1. Mobile home park tenants will be individually contacted by a Corps real estate representative - **approx. June/July 2014**
2. Updated project information mailer/graphic sent to all Lake Isabella and Kernville residents – **April 2014**
3. Real estate acquisition concludes – **2015-2016**
4. Highway 178 relocation construction begins - **late 2015**
5. Relocations of Corps and USFS facilities begins – **Spring 2016**

(Ongoing: monthly situations reports, regular website updates www.bit.ly/IsabellaDam, annual project info mailers, public meeting announcement mailers)



G. Common Questions/Misconceptions

1. When will I know if my property is impacted?

- Impacted property owners have already been officially contacted
- Corps identified 12 impacted properties downstream of the dam
- Official contact with mobile home park tenants includes:
 - 1) Public meeting announcement mailer
 - 2) Direct contact from Corps real estate specialist – approx. Jun/Jul 2014
- 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



G. Common Questions/Misconceptions (cont.)

2. I've heard I should buy property around Lake Isabella and the government could buy me out 45% above fair market value?

- Incorrect. The Corps is only authorized to offer fair market value for the 12 properties already identified
- 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



H. Points of Contact

- **Senior Project Manager**
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I. Discussion/Questions

