

REAL ESTATE PLAN

SACRAMENTO RIVER BANK PROTECTION PROJECT
IN SUPPORT OF THE
POST AUTHORIZATION REPORT

November 2018

PREPARED
BY THE
SACRAMENTO DISTRICT
REAL ESTATE DIVISION
SOUTH PACIFIC DIVISION

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**SACRAMENTO RIVER BANK PROTECTION PROJECT
REAL ESTATE PLAN
19 November 2018**

1. Statement of Purpose

The Sacramento River Bank Protection Project (SRBPP) is a long-term project to enhance public safety and protect property along the Sacramento River and its tributaries by periodic levee rehabilitation that protects the Sacramento River Flood Control Project from erosion failures. The U.S. Army Corps of Engineers, Sacramento District (Corps) is responsible for implementing the SRBPP together with its non-Federal sponsor (NFS), the California Central Valley Flood Protection Board.

This report is tentative in nature, focuses on the Programmatic Bank Protection Plan (PBPP), and is to be used for planning purposes only. The Real Estate Plan is intended to support the Post Authorization Change Report (PACR) for the SRBPP and is written to the same level of detail. **Once specific sites are identified for construction, Corps real estate will update the information listed in Exhibit D - Site Specific Real Estate Inventory Check-List. The updated Real Estate Addendum containing specific sites will be prepared by the District for review and approval at the Division level. This Addendum will better define the impacted parcels, costs of acquisition, schedule, etc.**

The PBPP indicates that erosion sites represent a wide variety of site conditions and pose a variety of challenges to the delivery of the real estate necessary to accomplish and maintain the necessary repairs. This Real Estate Plan adheres to the Engineer Regulations for a Real Estate Plan (ER 405-1-12). The Real Estate Plan addresses what procedures should be implemented to guide and support the acquisition of real estate necessary to complete the PACR for the SRBPP and the measures that will be taken when specific sites are identified for construction.

2. Project Authority

The SRBPP was originally authorized by Section 203 of the Flood Control Act of 1960 and completed in 1975. Phase II, for 405,000 linear feet of bank protection, was authorized by the River Basin Monetary Authorization Act of 1974. Bank protection under this act is near completion. The SRBPP is a continuing construction project that requires ongoing planning and development to achieve project goals of providing erosion protection to the existing levee and flood control facilities of the Sacramento River Flood Control Project, which includes the Sacramento River and its tributaries.

An additional eighty thousand (80,000) linear feet was added to Phase II through a 2007 re-authorization. The 80,000 additional linear feet of river bank will be repaired along the Sacramento River and its tributaries to protect the existing levees and associated flood risk management infrastructure within the SRBPP area from stream erosion. The scope of this Real Estate Plan is the 80,000 linear feet. This report is part of the overall PACR for Phase II 80,000 linear feet, which supports a new or amended Project Partnership Agreement (PPA) between the Corps and the NFS.

A bank protection plan for the 80,000 linear feet was developed as described in the SRBPP Phase II 80,000 Linear Feet Engineering Documentation Report (EDR). The bank protection plan is comprised of representative bank protection measures at 107 sites; one of 107 sites was subsequently eliminated from further consideration. Since erosion is dynamic and unpredictable, the 106 sites and repair measures are prototypical. Actual sites and measures identified during implementation may be different from what is included in the bank protection plan.

3. Project Description

The attached maps in Exhibit A indicate the scope of the SRBPP. Attached Exhibit B (Erosion Site Summary) provides a summary of the estimated 106 sites required for the 80,000 linear feet project. Information included in this summary identifies the ownership, location, and assessor parcel numbers for all potential sites. Parcel Information Sheets are attached (Exhibit C-1) providing examples of the typical site within the Project. *These summaries were created by the consulting firm of Bender-Rosenthal.*

Due to the dynamic and uncertain nature of erosion, sites needing bank protection are identified and selected on an annual basis. Since it is impossible to predict future erosion, this real estate plan addresses the global issues for the project area. The actual sites and bank erosion measures that will be constructed during the implementation phase will vary from the sites and measures known at this time. **As, noted in section one above, once specific sites are identified for construction, Corps real estate will update the information listed in Exhibit D - Site Specific Real Estate Inventory Check-List. The updated Real Estate Addendum containing specific sites will be prepared by the District for review and approval at the Division level. This Addendum will better define the impacted parcels, costs of acquisition, schedule, etc.**

4. Description of LERRDs

Personnel from the Corps, California Central Valley Flood Protection Board, and the California Department of Water Resources (DWR) have conducted an annual field reconnaissance review of the Sacramento River Flood Control Project (Exhibit A- Map attached). The primary purposes of the review have been to: (a) monitor and document the condition of previously identified erosion sites; (b) inventory any new erosion sites; (c) identify critical erosion sites that appear to pose an imminent threat to the structural integrity of the flood control system; and (d) inventory sites better suited for maintenance practices.

Each site is essentially a "project" in itself. Repair options include: (1) waterside rip-rap; (2) construction of an adjacent landside levee, (3) construction of a setback levee; (4) construction of a landside berm and toe drain and (5) environmental mitigation measures. **When the specific sites are identified for construction, a standard take letter will be issued to the non-federal sponsor identifying the required estates and area necessary for the project.** Typical required estates may include but not be limited to, permanent flood protection levee easements and temporary easements for access/haul routes and construction. If non-standard estates are required Division and Headquarters will be notified. It is not anticipated that non-standard estates will be required.

5. LERRDs Owned by the NFS and Crediting

Once the specific sites are identified, the extent of NFS-owned property and crediting implications can be determined. The NFS is entitled to receive credit against its share of project costs for the value of lands it provides and the value of the relocations that are required for the project. Generally, for the purpose of determining the amount of credit to be afforded, the value of the LERRD is the fair market value of the real property interest, plus certain incidental costs of acquiring those interests, that the non-federal sponsor provided for the project as required by the Government. In addition, the specific requirements relating to valuation and crediting contained in the executed PPA for a project must be reviewed and applied.

6. Standard Federal Estates and Non-Standard Estates

The Non-Federal Sponsor will acquire the minimum interests in real estate to support the construction, operation and maintenance of the project. The following standard estates are anticipated to be required for the project. Non-Standard Estates are not expected to be used. If needed, a separate request will be made.

▪ **FLOOD PROTECTION LEVEE EASEMENT (FPLE):** A perpetual and assignable right and easement in (the land described in Schedule A) (Tracts Nos. _____, _____ and _____) to construct, maintain, repair, operate, patrol and replace a flood protection (levee) (floodwall)(gate closure) (sandbag closure), including all appurtenances thereto; reserving, however, to the owners, their heirs and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

▪ **BANK PROTECTION EASEMENT (BPE):** A perpetual and assignable easement and right-of-way in, on, over and across the land hereinafter described for the location, construction, operation, maintenance, alteration, repair, rehabilitation and replacement of a bank protection works, and for the placement of stone, riprap and other materials for the protection of the bank against erosion; together with the continuing right to trim, cut, fell, remove and dispose therefrom all trees, underbrush, obstructions, and other vegetation; and to remove and dispose of structures or obstructions within the limits of the right-of-way; and to place thereon dredged, excavated or other fill material, to shape and grade said land to desired slopes and contour, and to prevent erosion by structural and vegetative methods and to do any other work necessary and incident to the project; together with the right of ingress and egress for such work; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however to existing easements for public roads and highways, public utilities, railroads and pipelines.

▪ **TEMPORARY WORK AREA EASEMENT (TWAE):** A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. _____, _____ and _____), for a period not to exceed _____, beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a (borrow area) (work area), including the right to (borrow and/or deposit fill, spoil and waste material thereon) (move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the _____ Project,

together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

7. Description of any Existing Federal Projects in or Partially in the Proposed Project

There are two existing federal projects in the project area. Any potential overlap with these existing federal projects will be evaluated once specific sites are identified for construction. Below is a brief summary of each existing federal project.

West Sacramento

The West Sacramento Project encompasses levee improvements along portions of the Sacramento River, the Yolo Bypass, the Sacramento Bypass, and the Sacramento Deep Water Ship Channel (DWSC). The project aims to bring 50 miles of perimeter levees surrounding West Sacramento into compliance with applicable Federal and State standards for levees protecting urban areas.

A few years ago levee improvements were completed that were intended to provide an increased level of flood risk management for the City of West Sacramento. Since those upgrades were completed, under seepage deficiencies have been discovered with some of the levees surrounding the city. While levee improvements authorized for construction were redesigned to address any under seepage deficiencies, the remaining levees were not authorized to be reevaluated. As a result, the West Sacramento Area Flood Control Agency (WSAFCA) initiated a thorough state and locally-funded review of its flood risk management system. Since 2009, the Corps of Engineers has been conducting a General Reevaluation Report in cooperation with project sponsors (WSAFCA and the Central Valley Flood Protection Board) to evaluate the levee system and determine the federal interest in reducing the flood risk for the City of West Sacramento.

Approximately 4 of the 106 prototypical sites lie within the West Sacramento project area.

American River Common Features

The Sacramento Area Flood Control Agency (SAFCA), in cooperation with the State of California, DWR through the Central Valley Flood Protection Board, has initiated urgently needed improvements to the Federal project levee system protecting the Natomas Basin. These improvements address identified deficiencies in the levee system based on changing engineering standards that have caused experts to significantly downgrade the system's performance capability. In July 2006, the Corps withdrew the certification of the Natomas Levee System. In response, FEMA withdrew the 100-year flood protection certification that was granted to the levee system only a decade ago. A catastrophic failure of the levee system around the Natomas Basin would imperil the health and safety of 80,000 residents, shut down Sacramento International Airport and two of California's most important interstate freeways (I-80 and U.S. Highway 50), severely damage an emerging Federal wildlife refuge, and cause a loss of over \$7 billion in residential, commercial and industrial property damage. SAFCA and the State are addressing these challenges by moving aggressively forward with the Natomas Levee Improvement Program.

Approximately 3 sites overlap with the American River Common Features project area.

8. Description of any Federally-owned Land Needed for the Project

There are no anticipated Federally-owned lands needed for the Project.

9. Application of Navigational Servitude to the LERRDs Requirement

The determination of the availability of the navigation servitude is a two-step process. First the Government must determine whether the project feature serves a purpose which is in the aid of commerce. Such purposes recognized by the courts include navigation, flood control and hydro-electric power. If it is so determined, then the second step is to determine whether the land at issue is located below the mean or ordinary high water mark of a navigable watercourse. Navigational servitude may be applicable in instances where barges will be used to place material or where below mean high water mark armoring of the bank will occur. Barges will only be utilized at project sites downstream of the confluence of the American and Sacramento Rivers.

10. Project Map

(See attached Exhibit A). These maps indicate the overall project site. Once specific sites are determined, maps will be generated and provided to the NFS.

11. Anticipated Increased Flooding and Impacts

As the design for each site is refined, an analysis for potential impacts will be performed.

12. Baseline Cost Estimate

Baseline Cost Estimates for the selected sites will be obtained prior to construction. This information will be provided to the PDT and incorporated in the total project cost estimates. A programmatic cost estimate for 80,000 LF was extrapolated from the certified cost estimate based on the average cost per LF. The State of California, DWR has provided the following generalized cost estimate: *The estimated cost for all parcels cannot be referenced until further field review and project impacts are determined. Prior to construction, a cost estimate will occur and provided to the PDT.*

Baseline Cost Chart:

Typical Repair Site	Description of Typical Repair Sites	Average NFS Cost to Acquire Rights ^{1 2}	Average NFS Administrative Cost ^{2 3}	Average Federal Administrative Cost
1	<i>Waterside Rock Slope Repair Site where:</i> A. Sponsor has existing levee rights in place that allows for construction B. Need to acquire waterside planting rights C. Need to acquire 10' easement for O&M requirements (Title 23)	\$8,000/parcel	\$75,000/parcel	\$10,000/parcel
2	<i>Waterside Rock Slope Repair Site where:</i> A. Need to acquire all necessary real property rights including waterside planting rights B. Need to acquire 10' easement for O&M requirements (Title 23)	\$12,000/parcel	\$120,000/parcel	\$10,000/parcel
3	<i>Land Side Berm Repair Site where:</i> A. Need to acquire all necessary real property rights including waterside planting rights B. Need to acquire 10' easement for O&M requirements (Title 23)	\$35,000/parcel	\$150,000/parcel	\$10,000/parcel
4	<i>Setback Levee Repair Site where:</i> A. Need to acquire all necessary real property rights including waterside planting rights B. Need to acquire 10' easement for O&M requirements (Title 23)	\$75,000/parcel	\$250,000/parcel	\$10,000/parcel

- a. Costs shown represent an estimate of average expenditures per parcel to acquire easements, access, staging, planting, O&M, and spoil site rights.
- b. All figures shown in this table to do NOT include costs associated with any potential condemnation process or eminent domain proceedings.
- c. The administrative cost shown, represent the average labor costs of DWR's Real Estate office only for site analyses, appraisals, negotiations, phase site assessments, legal coordination, environmental support, negotiations with respect to existing utility relocations, and closing of escrow. These figures do NOT include cost associated with efforts that may be required of the Geodetics Branch, Division of Environmental Services, and/or Division of Flood Management offices.

The cost estimate was refined by using 15 representative sites to be constructed within the 7 current economically-justified basins. (represented by table below)

Economically-Justified Basins	Erosion Site (Waterway/River Mile/L or R Bank)	Number of Parcels	Total Cost
Butte	Sacramento River 152.8 L	1	\$142,000
	Sacramento River 163.0 L	4	\$568,000
	Sacramento River 168.3 L	2	\$284,000
	Sacramento River 172.0 L	4	\$568,000
Yolo	Cache Creek 3.9 L	3	\$426,000
	Knights Landing Ridge Cut 0.2 R	3	\$426,000
Rio Oso	Bear River 0.8 L	1	\$142,000
	Feather River 0.6 L	2	\$284,000
	Feather River 5.0 L	2	\$284,000
Natomas	Sacramento River 78.3 L	1	\$142,000
West Sacramento	Sacramento River 62.9 R	2	\$284,000
	Sacramento River 63.0 R	2	\$284,000
Southport	Sacramento River 56.5 R	3	\$426,000
	Sacramento River 56.7 R	2	\$284,000
Sacramento	Sacramento River 56.6 L	3	\$426,000

- d. Total Cost were determined by using an average cost per parcel of \$142,000, which is most represented with these selected sites with fixed variables.

13. Relocation Assistance Benefits

The NFS must comply with the Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970, as amended, 42 U.S.C. 4601 *et seq.* (P.L. 91-646, “the Uniform Act”) and provide relocation assistance to qualifying residences and businesses within the project area that are displaced, as defined in the Uniform Act, as a consequence of USACE project implementation. A setback levee is the only type of repair that is anticipated to include possible relocation assistance benefits under P.L. 91-646.

14. Mineral/Timber Activity

There are no mineral or timber impacts associated with this project.

15. Project Sponsor Responsibilities and Capabilities

The California Central Valley Flood Protection Board will be the NFS for the project. The NFS has the responsibility to acquire all real estate interests required for the Project. The NFS shall accomplish all alterations and relocations of facilities, structures and improvements determined by the government to be necessary for construction of the Project. The sponsor will have operation and maintenance responsibility for the project after construction is completed.

Title to any acquired real estate will be retained by the NFS and will not be conveyed to the United States Government. Prior to advertisement of any construction contract, the NFS shall furnish to the government an Authorization for Entry for Construction (Exhibit E) to all lands, easements and rights-of-way, as necessary. The NFS will also furnish to the government evidence supporting their legal authority to grant rights-of-way to such lands. The NFS shall comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, approved 2 January 1971, and amended by Title IV of the Surface Transportation Uniform Relocation Assistance Act of 1987, Public Law 100-17, effective 2 April 1989, in acquiring real estate interests for the Project, and inform all affected persons of applicable benefits, policies, and procedures in connection with said Act(s).

The NFS should not acquire lands required for the project prior to execution of the PPA. Should the NFS proceed with acquisition of lands prior to execution of the PPA, it is at the risk of not receiving credit or reimbursement for any costs incurred in the connection with the acquisition process should the PPA not be signed. There is also risk in acquiring lands either not needed for the project or not acquired in compliance with requirements for crediting purposes in accordance with 49 CFR Part 24, dated March 2, 1989. Letters advising the NFS of the risks of early acquisition will be sent as appropriate.

16. Zoning Anticipated in Lieu of Acquisition

There is no zoning in lieu of acquisition planned in connection with this Project.

17. Acquisition Schedule

Schedules will be completed once the specific sites are selected.

18. Description of Facility and Utility Relocations

As specific sites are selected for potential construction, the Corps will identify the specific locations and the nature of the potential impact to the facility/utility. The NFS will be responsible to insure the facility/utility is relocated prior to the completion of the construction, as required in the Corps regulations. Sample Parcel Information Sheets (Exhibit C-1) illustrate the type of documentation which will be provided to Corps Office of Counsel for their completion of the required Opinion of Compensability when a utility or facility is impacted by the specific construction site. A complete inventory of all utility/facilities has not been completed for all 106 sites

ANY CONCLUSION OR CATEGORIZATION CONTAINED IN THIS REPORT THAT AN ITEM IS A UTILITY OR FACILITY RELOCATION TO BE PERFORMED BY THE NFS AS PART OF ITS LERRD RESPONSIBILITIES IS PRELIMINARY ONLY. THE GOVERNMENT WILL MAKE A FINAL DETERMINATION OF THE RELOCATIONS NECESSARY FOR THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PROJECT AFTER FURTHER ANALYSIS AND COMPLETION AND APPROVAL OF FINAL ATTORNEY'S OPINIONS OF COMPENSABILITY FOR EACH OF THE IMPACTED UTILITIES AND FACILITIES.

19. Hazardous, Toxic and Radiological Waste (HTRW)

While there is minimal likelihood of HTRW on these sites; soil sampling will be conducted for any borrow material required. In addition, Underground Service Alter (USA) will be consulted prior to digging at any site and all site workers will be made aware of the proximity of any natural gas production operations which will also be communicated in the Site Safety and Health Plan (HTRW Reconnaissance Report, Corps, 2007; see section 8.1.2 of the PACR).

20. Attitude of Land Owners and Community

This on-going project has been supported by the local reclamation districts and the local land owners. Once specific sites are identified, determination of local attitudes will be addressed as provided in Exhibit D.

21. Assessment of Non-Federal Sponsor's Real Estate Acquisition Capability

SPONSOR: State of California, Central Valley Flood Protection Board

I. Legal Authority:

- a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes?
Yes
- b. Does the sponsor have the power of eminent domain for this project? **Yes**
- c. Does the sponsor have "quick-take" authority for this project? **Yes**
- d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? **No**
- e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? **No**

II. Human Resource Requirements:

- a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended? **No**
- b. If the answer to II.a. is "yes," has a reasonable plan been developed to provide such training? **N/A**
- c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? **Yes**
- d. Is the sponsor's project in-house staffing level sufficient considering its other workload, if any, and the project schedule? **Yes**
- e. Can the sponsor obtain contractor support, if required, in a timely fashion? **Yes**
- f. Will the sponsor likely request USACE assistance in acquiring real estate? **No**

III. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site? **Yes**
- b. Has the sponsor approved the project real estate schedule/milestones? **N/A**


IV. Overall Assessment:

- a. Has the sponsor performed satisfactorily on other USACE projects? **Yes**
- b. With regard to this project, the sponsor is anticipated to be: **State of California Central Valley Flood Protection Board**

V. Coordination:


- a. Has this assessment been coordinated with the sponsor? **Yes**
- b. Does the sponsor concur with this assessment? **Yes**

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PROJECT MAPS



SITE SPECIFIC REAL ESTATE INVENTORY CHECK LIST

The following topics will be updated and the information provide to the PDT when sites are identified and selected prior to construction. A Real Estate Addendum to this Real Estate Plan will be provided to SPD real estate for review and approval.

The numbering references the categories listed in the Table of Contents to this Real Estate Plan.

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43	54C	23.26	3341	38-2349	-121.5553	38.2332	-121.5548	1.8, 1.9	156-200-501	76.23	Area	Sacramento	Johnson Road, Idara CA #5941
44	54C	23.31	3342	38-2379	-121.5557	38.2406	-121.5557	1.8, 1.9	156-200-503	100.15	Area	Sacramento	Johnson Road, Sacramento CA #5941
45	54C	23.36	3343	38-2401	-121.5441	38.2403	-121.5441	1.8, 1.9	155-200-260	47.63	Area	Sacramento	Johnson Road, Idara CA #5941
46	54C	23.41	3344	38-2405	-121.5441	38.2403	-121.5441	1.8, 1.9	156-200-259	78.02	Area	Sacramento	Johnson Road, Idara CA #5941
47	54C	23.46	3345	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Sacramento CA #5941
48	54C	23.51	3346	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Sacramento CA #5941
49	54C	23.56	3347	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
50	54C	23.61	3348	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
51	54C	23.66	3349	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
52	54C	23.71	3350	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
53	54C	23.76	3351	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
54	54C	23.81	3352	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
55	54C	23.86	3353	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
56	54C	23.91	3354	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
57	54C	23.96	3355	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
58	54C	24.01	3356	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
59	54C	24.06	3357	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
60	54C	24.11	3358	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
61	54C	24.16	3359	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
62	54C	24.21	3360	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
63	54C	24.26	3361	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
64	54C	24.31	3362	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
65	54C	24.36	3363	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
66	54C	24.41	3364	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
67	54C	24.46	3365	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson Road, Idara CA #5941
68	54C	24.51	3366	38-2391	-121.5477	38.2393	-121.5433	1.8, 1.9	156-200-544	44.65	Area	Sacramento	Johnson



6401	6401	133.1 E	33.5	32 1427	-131.9184	-131.9187	1.4 5	13-06-2010	53.50	Ag	Stoner	Mendenham Road, Mendenham CA #1957
6404	6404	136.6 E	33.5	32 1719	-131.9181	-131.9173	1.4 3	13-01-05-04	58.0	Ag	Stoner	171 Mendenham Road, Mendenham CA #1957
6406	6406	138.6 E	33.5	32 1719	-131.9181	-131.9178	1.4 3	13-01-05-07	20.25	Ag	Stoner	Mendenham Road, Mendenham CA #1957
6407	6407	141.1 E	33.5	32 1811	-131.9181	-131.9184	1.0 4	12-04-06-02	2.0	Ag	Stoner	Curry Road, Mendenham CA #1957
6408	6408	157.8 E	33.5	32 3851	-132.0113	-132.0146	1.6 7	12-27-03-06	59.07	Ag	Coburn	Coburn CA #1957
6409	6409	140.1 E	33.5	32 3959	-132.0258	-132.0262	1.8 7	2014-10-01-0	2.5	Ag	Gleim	Gleim CA #1957
6410	6410	141.0 E	33.5	32 3959	-132.0251	-132.0244	1.6 7	2014-10-01-0	40.41	Ag	Gleim	Burns Ctry, CA #1957
6411	6411	141.0 E	33.5	32 3959	-132.0251	-132.0244	1.6 7	2014-10-01-0	40.41	Ag	Gleim	Burns Ctry, CA #1957
6412	6412	147.3 E	33.5	32 4551	-131.9244	-131.9243	1.4 3, 10	2015-06-01-2	6.83	Ag	Gleim	Gleim CA #1957
6413	6413	172.1 E	33.5	32 5566	-132.0251	-132.0252	1.6 7	2015-05-01-4	20.1	Ag	Gleim	Burns Ctry, CA #1957
6414	6414	171.1 E	33.5	32 5566	-132.0251	-132.0252	1.6 7	2015-05-01-4	11.35	Ag	Gleim	Burns Ctry, CA #1957
6415	6415	171.1 E	33.5	32 5566	-132.0251	-132.0252	1.6 7	2015-05-01-4	11.35	Ag	Gleim	Burns Ctry, CA #1957
6416	6416	181.8 E	33.5	32 5729	-131.9297	-131.9311	1.0 6	2017-05-06-10	141.1	Ag	Gleim	Burns Ctry, CA #1957
6417	6417	181.8 E	33.5	32 5729	-131.9297	-131.9311	1.0 6	2017-05-06-10	37.4	Ag	Gleim	Burns Ctry, CA #1957
6418	6418	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	3.64	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6419	6419	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6420	6420	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6421	6421	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6422	6422	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6423	6423	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6424	6424	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6425	6425	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6426	6426	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6427	6427	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6428	6428	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6429	6429	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6430	6430	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6431	6431	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6432	6432	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6433	6433	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6434	6434	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6435	6435	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6436	6436	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6437	6437	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6438	6438	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6439	6439	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6440	6440	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6441	6441	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6442	6442	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6443	6443	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6444	6444	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6445	6445	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6446	6446	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6447	6447	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6448	6448	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6449	6449	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6450	6450	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6451	6451	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6452	6452	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6453	6453	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6454	6454	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6455	6455	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6456	6456	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6457	6457	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6458	6458	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6459	6459	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6460	6460	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6461	6461	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6462	6462	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6463	6463	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6464	6464	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6465	6465	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6466	6466	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6467	6467	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6468	6468	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6469	6469	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6470	6470	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6471	6471	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6472	6472	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6473	6473	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6474	6474	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6475	6475	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6476	6476	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6477	6477	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6478	6478	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6479	6479	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6480	6480	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6481	6481	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6482	6482	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6483	6483	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6484	6484	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6485	6485	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6486	6486	20.1 E	33.5	32 5991	-131.9305	-131.9311	1.1	14-05-06-01-1	6.00	Ag	Stoner	Stoner Island Road, Winton Grove, CA #1957
6487												

EXHIBIT C

PARCEL INFORMATION SHEET



**BENDER
ROSENTHAL, INC.**

COMMERCIAL VALUATION AND RIGHT OF WAY SERVICES

4100 Auburn Boulevard, Suite 102
Sacramento, CA 95841
main: 916.978.4990 • fax: 916.978.4904
www.benderrosenthal.com

SRBPP - Project Site Information Sheet

BRI Site No. _____ DWR Site No. _____

Site Location: Sacramento River RM 77.2L Site Length: 377 Feet

Upstream Waypoint Downstream Waypoint Midpoint

Latitude: -121.5919669 -121.5921838 N/A

Longitude: -38.76106172 -38.75920993 N/A

Type of Repair: ☐ rip-rap ☐ rock benches ☐ setback levee ☐ other

Construction: ☐ landslide ☐ waterside

Construction Contract Work:

Ayres Memorandum dated January 19, 2008

Design Submittal:

Plats: _____ Date _____ Received Date _____

Legals: _____ Date _____ Received Date _____

Construction Plans: 30% 60% 90% 100%

Date: _____

Received Date: _____

No. of Parcels per Project Site: 2 parcels (2 property owners)

Rights Required: (Owner 1) (Owner 2) (Owner 3)

Last Name _____

APN: 35-030-008 35-362-001 _____

Scoping PTE _____

Secured? Y/N _____

Effective Date _____

Expiration Date: _____

Fee (acres) _____

Easement (type) _____

Size (acres): _____

YCC (acres): _____

Timeline: _____

Mitigation (type) _____

Size (acres): _____

Encroachment Ranking # _____

Technical Priority Ranking # _____

RE Delivery Ranking # _____

SRBPP - Parcel Information Sheet**SRBPP - Parcel Information Sheet**

Owner No. 1 BRI Site No. DWR Site No.

Name: _____
Mailing Address: _____ Garden Highway, Sacramento, CA 95837
APN: 35-030-008Existing Rights:
Preliminary Title Report: ☒ Not ordered ☐ Ordered Date: _____
Easement Interest: _____Agreements (JUA, CCUA, etc) with: _____
Leases: _____
Zoning: _____
Encroachments: Permitted ☐ Yes ☐ No ☐ Both
Describe Encroachments: See attached
Modification/Relo/Removal Notification Request sent to Owner: _____

Encroachment Ranking # _____

Rights Required:
Scoping PTE: Secured (Y) _____ (N) _____ (Effective date _____ & Expiration date _____)
Fee _____ ac Easement _____ ac (Type) _____ Setback Levee _____ ac
Mitigation _____ ac TCE _____ ac (Timeline _____)
Description of work/mitigation fulfillment: _____

Technical Priority Ranking # _____

RE Impact Analysis:
Improvements Impacted: (Description, _____)
Damages: ☐ Yes ☐ No
RAP required: ☐ Yes ☐ No
Improvement modification/removal: ☐ Yes ☐ No
Construction Contract Work: _____

RE Delivery Ranking # _____ Rank 1 (6-12 months), Rank 2 (12-18 months), Rank 3 (18-24 months)

Property Detail Report

Page 1 of 1

Property Detail Report for:



RIEGO RD, SACRAMENTO CA , 95837-

Owner Information:

Owner Name:

Mailing Address: GARDEN HWY. SACRAMENTO, CA, 95837-8108

Voting Code:

Phone Number:

Location Information:

Legal Description:

County: SUTTER

FIPS Code:

06101

Census Tract/Blk:

0071002 / 2

APN: 36030008

Alternative APN:

36030008

Map Ref:

Township-Range-Section:

Legal Book/Page:

35-03 /

Tract No:

Legal Lot:

04

Legal Block:

Subdivision: NATOMAS BENNETT

Last Market Sale Information:

Sale Date:

Sale Price:

1st Mtg Amount:

Sale Doc No:

Price Per SqFt:

1st Mtg Int Type:

Transfer Doc No: 0000027246

Price Per Acre:

2nd Mtg Amount:

Mult/Split Sale:

1st Mtg Doc No:2nd Mtg Int Type:

Sale Type:

Deed Type:

Title Company:

Lender:

Buyer Name:

Property Characteristics:

Building Area:

Total Rooms:

Construction:

Living Area:

Bedrooms:

Heat Type:

Garage Area:

Baths:

Air Cond:

Basement Area:

Fireplace:

Roof Type:

Parking Type:

No of Stories:

Roof Material:

Yr Built/Effective:

/

Quality:

Style:

Pool Code:

Tax and Value Information:

Assessed Value:

8

Assessed Year:

Est Market Val:

Land Value:

\$239,000

Property Tax:

Assessor Appd Val:

Improvement Value:

\$4,603

Improvement %:

Total Taxable Value:

Tax Exemption:

Site Information:

Assessor Acres:

72.50

Zoning:

Land Use:

400

Assessor Lot SqFt:

3,101,686

No of Buildings:

Land Use Code:

VACANT LAND

Assessor Lot W/D:

/

Res/Comm Units:

County Use Code:

(NEC)

Calculated Acres:

76.2614

Sewer Type:

Calculated Lot SqFt:

Water Type:

Not in Fault Zone Hazard

Not in One Mile Industrial Commercial Zone

In 100yr. FEMA Flood Zone

In Dam Inundation Hazard

Not in Wildland Fire Hazard

Not in Severe Fire Hazard

SRBPP - Parcel Information Sheet**SRBPP - Parcel Information Sheet****Owner No. 2**

BRI Site No. _____ DWR Site No. _____

Name: _____

Mailing Address: Wolfe Street, Lakewood, CA 90713

APN: _____

Existing Rights:Preliminary Title Report: ☒ Not ordered ☐ Ordered Date: _____

Easement Interest: _____

Agreements (JUA, CCUA, etc) with: _____

Leases: _____

Zoning: _____

Encroachments: Permitted ☐ Yes ☐ No ☐ BothDescribe Encroachments: See attached

Modification/Relo/Removal Notification Request sent to Owner: _____

Encroachment Ranking # _____

Rights Required:

Scoping PTE: Secured (Y) _____ (N) _____ (Effective date _____ & Expiration date _____)

Fee _____ ac Easement _____ ac (Type) _____ Setback Levee _____ ac

Mitigation _____ ac TCE _____ ac (Timeline _____)

Description of work/mitigation fulfillment: _____

Technical Priority Ranking # _____

RE Impact Analysis:

Improvements Impacted: (Description) _____

Damages: ☐ Yes ☐ No _____RAP required: ☐ Yes ☐ No _____Improvement modification/removal: ☐ Yes ☐ No _____

Construction Contract Work: _____

RE Delivery Ranking # _____ Rank 1 (0-12 months), Rank 2 (12-18 months), Rank 3 (18-24 months)

Property Detail Report

Page 1 of 1

Property Detail Report for:



, NICOLAUS CA , 95659-

Owner Information:

Owner Name:
 Mailing Address: WOLFE BT, LAKEWOOD, CA, 90713-1747
 Vesting Code: Phone Number:

Location Information:

Legal Description:
 County: SUTTER HPS Code: 06101 Census Tract/Blk: /
 APN: 05302001 Alternative APN: 05302001 Map Ref: -
 Township-Range-Section: ** Legal Book/Page: 35-38 / Tract No:
 Legal Lot: 28 Legal Block:
 Subdivision:

Last Market Sale Information:

Sale Date: 76 Sale Price: 1st Mtg Amount:
 Sale Doc No: 0000081090 Price Per SqFt: 1st Mtg Int Type:
 Transfer Doc No: Price Per Acre: 2nd Mtg Amount:
 Multi/Spilt Sale: 1st Mtg Doc No: 2nd Mtg Int Type:
 Sale Type:
 Good Type:
 Title Company:
 Lender:
 Seller Name:

Property Characteristics:

Building Area: Total Rooms: Construction:
 Living Area: Bedrooms: Heat Type:
 Garage Area: Baths: Air Cond:
 Basement Area: Fireplaces: Roof Type:
 Parking Type: No of Stories: Roof Material:
 Yr Built/Effective: / Quality: Style:
 Pool Code:

Tax and Value Information:

Assessed Value: \$ Assessed Year: 2008 Est Market Val:
 Land Value: Property Tax: \$158 Assessor Appd Val:
 Improvement Value: Improvement %:
 Total Taxable Value: Tax Exemption:

Site Information:

Assessor Acre: 0.82 Zoning: Land Use: 400
 Assessor Lot SqFt: 27,007 No of Buildings: Land Use Desc: VACANT LAND
 Assessor Lot W/D: / Res/Comm Units: (NEC)
 Calculated Acre: 0.6404 Sewer Type: County Use Code:
 Calculated Lot SqFt:

Not in Fault Zone Hazard

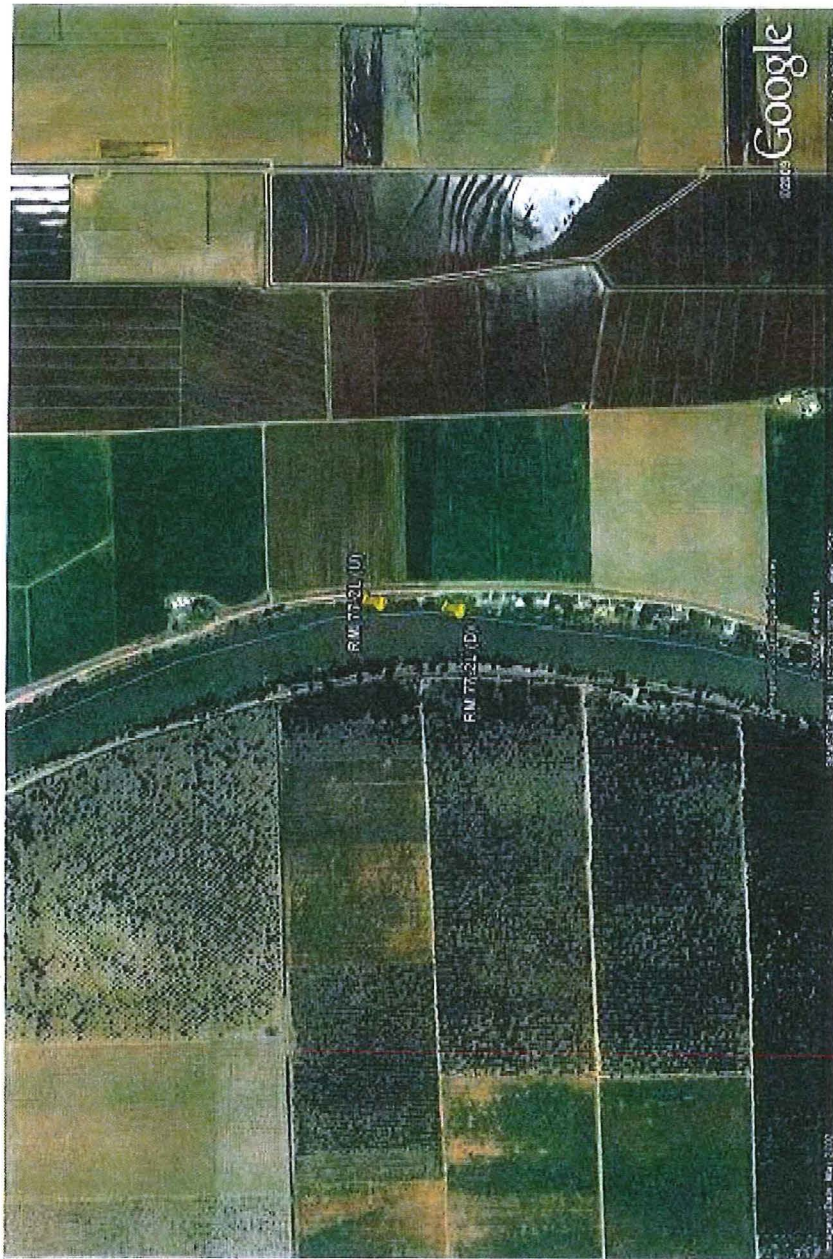
Not in One Mile Industrial Commercial Zone

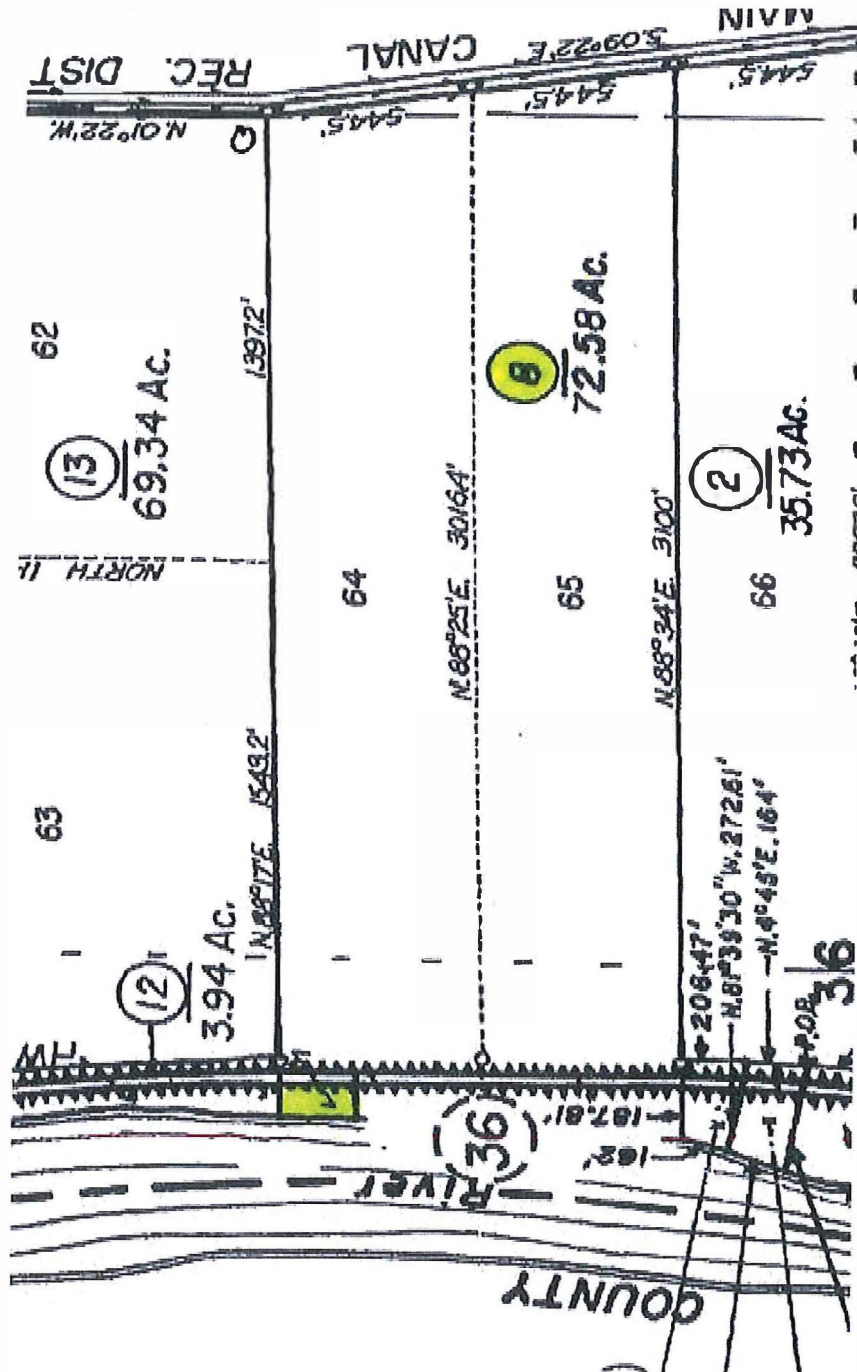
In 100yr. FEMA Flood Zone

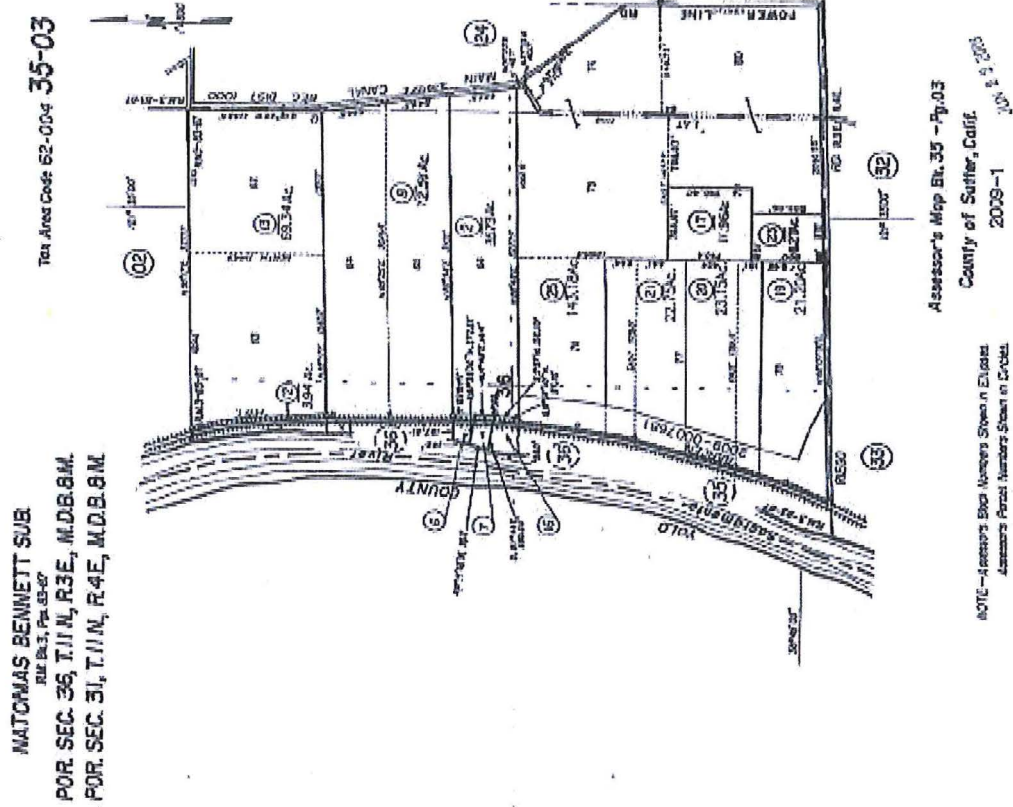
In Dam Inundation Hazard

Not in Wildland Fire Hazard

Not in Severe Fire Hazard







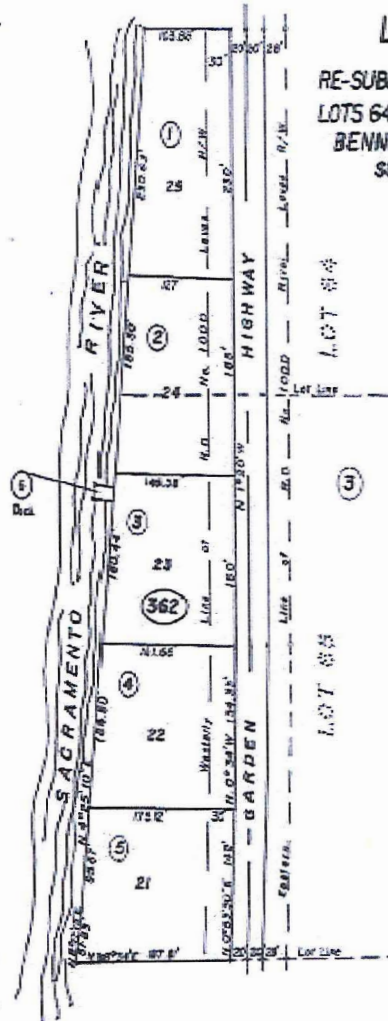
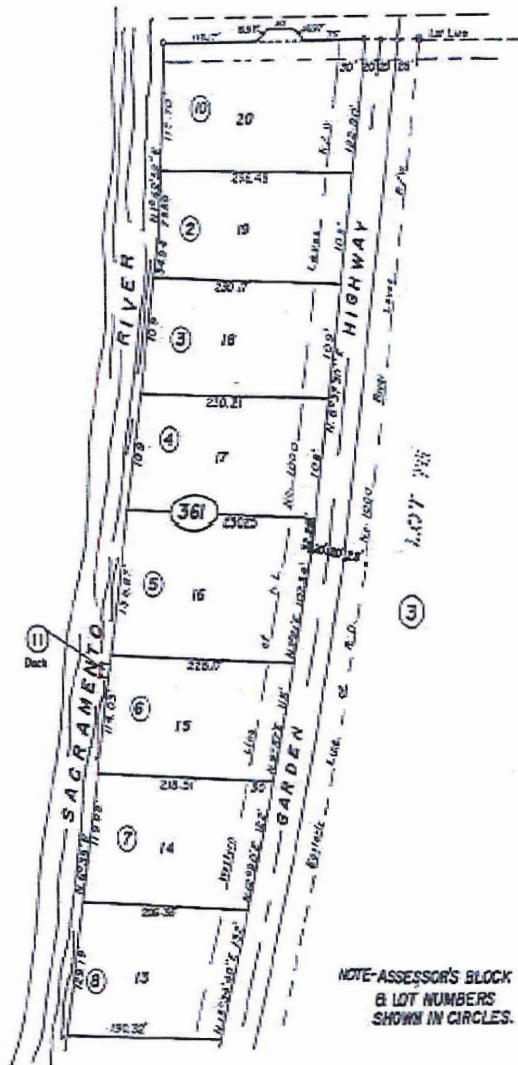


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**BENDER
ROSENTHAL, INC.**
commercial real estate services

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1" = 123'
N
LandVision



Tax Area Code 62-004

35-36

LAUPPE TRACT

R. M. Bk. 3, Pg. 36

RE-SUBDIVISION OF PORTIONS OF
LOTS 64-65-76-77 & 78 NATOMAS
BENNETT SUBDIVISION.
SUTTER COUNTY, CALIFORNIA.

Assessor's Map Bk. 35-Pg. 36
County of Sutter, Calif.

1999-1

SRBPP

REAL ESTATE PLAN

Nov 2018

**MEMORANDUM**

To: Mark Boedtker, PE, Sacramento District of the Corps of Engineers

Cc: Thomas W. Smith, PE, GE

From: Anthony Alvarado, PE

Date: January 19, 2008

Re: Relocation Design Memorandum for the Pump Structure at Sacramento River Mile (SAC RM) 77.2L as part of Contract 3 of the 2008 Erosion Sites of the Sacramento River Bank Protection Project. Contract # W91238-07-D-0038 Task Order 0002.

EXISTING CONDITIONS

The erosion site at SAC RM 77.2L is located on the left bank of the Sacramento River less than 2 miles south of Verona and the confluence with the Feather River. **Figure 1** shows the project location of the erosion site. **Figure 2** shows the pump structure in the middle of the site near the largest erosion pocket. The site at SAC RM 77.2L is similar to a previously repaired erosion site at SAC RM 78.0L. There is no existing revetment apart from sporadic concrete rubble dumped within the project limits, but there is rock revetment upstream of the site. The site was added in 2000 to the erosion inventory because of the erosion pocket at the structure. There are numerous tree popouts and leaning trees.

Figure 3 shows the existing cross section at the location of the pump structure.

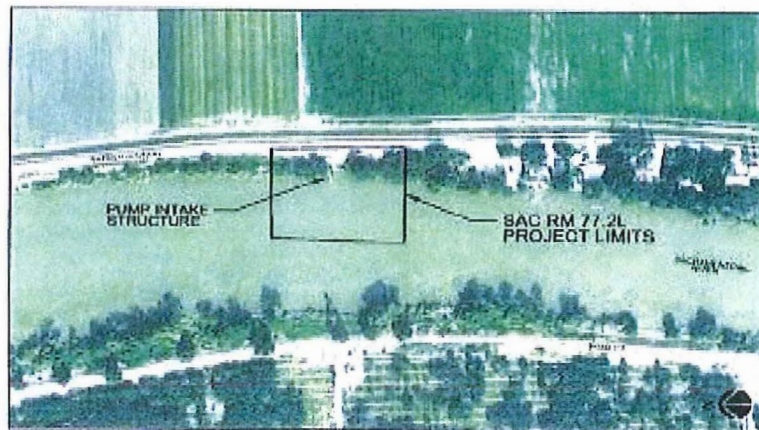


Figure 1. Plan view of the erosion site at SAC RM 77.2L.

Engineers/Scientists/Surveyors
2150 River Plaza Dr. Suite 330, Sacramento, CA 95833
(916) 663-7700, FAX (916) 663-6072

SAC-77M.DOC
32-1312.04
Page 1 of 4

Memorandum (continued)

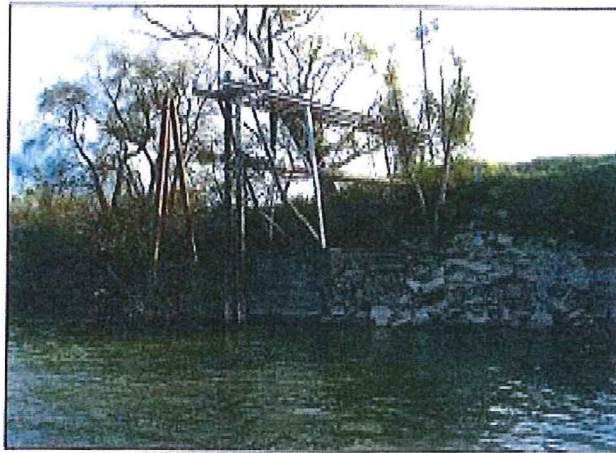


Figure 2. View from river of pump structure at SAC RM 77.2L.

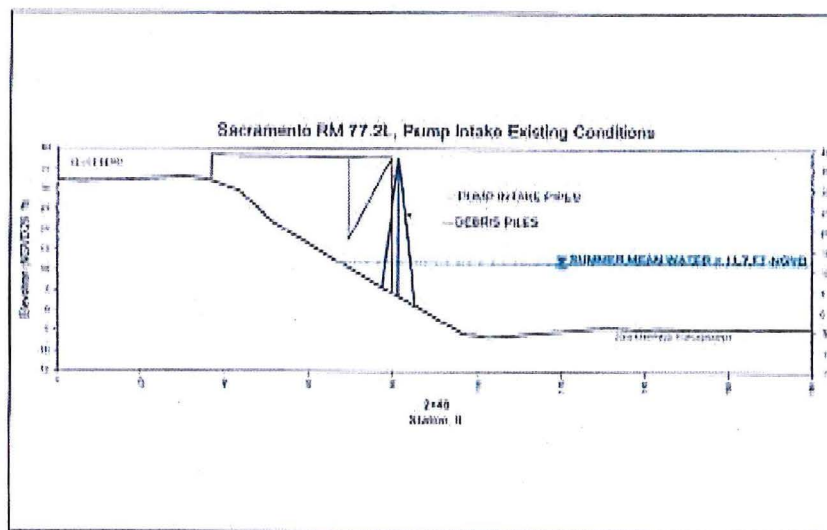


Figure 3. Existing conditions cross section at SAC RM 77.2L at the pump structure.

Memorandum (continued)

DESIGN CONDITIONS

In order to protect the site from further bank erosion and to stabilize the slope, bank protection has been designed for the site incorporating a mix of quarry stone, soil-filled quarry stone, and environmental features.

Figure 4 shows the design cross section along with where the pipe inlet is relative to the design. The design has a 2:1 sloped quarry stone lower surface along with roughly a 12 ft bench for planting, environmental features, and vegetation. The upper slope is designed to be 3 ft thick and also at a 2:1 slope.

As currently designed, the pipe structure inlet would be significantly buried by quarry stone due to the amount of quarry stone needed to adequately protect the slope from further erosion and slope failure.

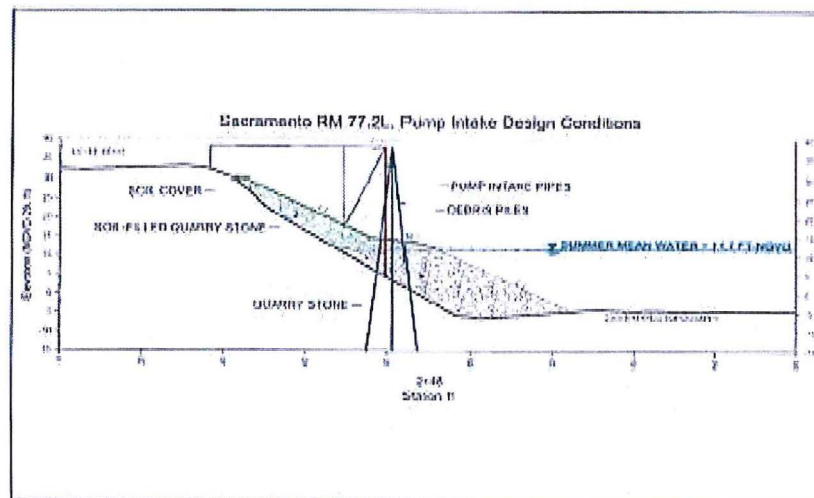


Figure 4. Design conditions cross section at SAC RM 77.2L at the pump structure location.

RECOMMENDATIONS

Ayres has analyzed 2 alternatives for the relocation of the pump structure to coordinate with the bank protection design. The bank protection design cannot be altered and must be maintained in this area otherwise the integrity of the erosion protection will be compromised. Therefore, 2 alternatives are proposed.

Memorandum (continued)

Alternative #1 is to build the bank protection around the existing structure after removing the pump inlet. Then the platform could be extended further out past the bank protection and a new pump inlet installed. This may be feasible but the risk is the potential damage to the existing structure during the construction of the bank protection. It will also be difficult to build a new footing on top of the quarry stone.

Alternative #2 is to remove the pump structure entirely. The designed bank protection would then be constructed. After construction, a new pump structure would be installed using new pilings or concrete footings past the toe of the quarry stone and a new structure footing at the berm with a new platform and pipe intake. Alternative #2 is shown in Figure 5.

Ayres recommends Alternative #2. In Alternative #1, there is too much risk of damage to the existing structure during construction and also other structural instability issues. Alternative #2 is significantly more expensive but is necessary.

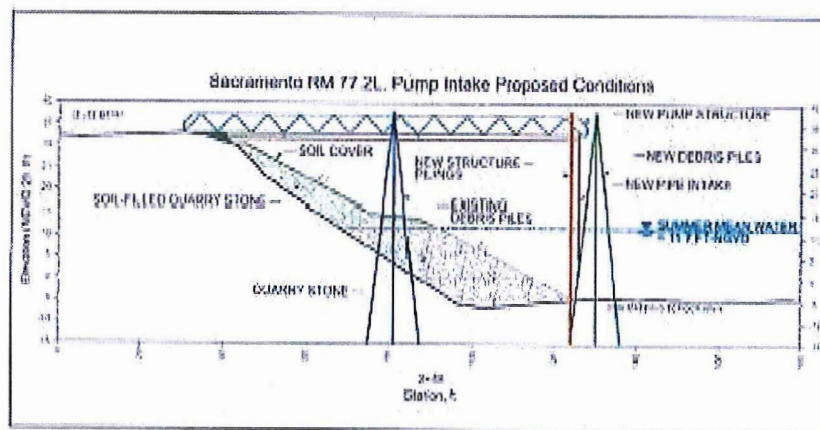


Figure 5. Proposed conditions cross section at SAC RM 77.2L at the pump structure location.

ESTIMATED RELOCATION COSTS

The cost to remove and replace the pump structure is estimated to be \$391,435 and the cost for a temporary pump during construction is estimated to be about \$10,000. Cost information was developed with assistance from Rain for Rent (temporary set-up) and West Coast Docks, Inc, in Walnut Grove, CA, and is summarized in Table 1 below.

Table 1. Cost Summary.	
Temporary Pumping Setup (3 Months)	\$ 10,000
Pipe Removal and Re-Installation	\$391,435
Total	\$401,435

Recorded Deeds

BRI Site No.: Not assigned (APN 35-030-008 and 35-362-001)

Site Description: Sacramento River, RM 77.2L (377 feet)

Reclamation District: RD No. 1000

County: Sutter

Rights Acquired by SSIDD: ☒ Easement ☐ Fee

DWR Deed No.: 2062 10623 13205

Deed Recording Date: 08-02-56 01-08-74 01-15-98

Book and Page: 3131 OR 148* 821 OR 92 Instr. # 199800548

Tracing No.: --- 2-1044, 6/15 2-1114, Sht. 31 of 36

Rights Acquired by RD 1000: ☒ Easement ☐ Fee

RD 1000 Deeds:

Deed Recording Date: 4-12-1913* 5-19-1913 9-06-1917 7-29-1992

Book and Page: 371/395 50/387 59/277 1488/300

* Recorded in Sacramento County

EXHIBIT D**SITE SPECIFIC REAL ESTATE INVENTORY CHECK LIST**

The following topics will be updated and the information provide to the PDT when sites are identified and selected prior to construction. The numbering references the categories listed in the Table of Contents to this Real Estate Plan.

- 4. DESCRIPTION OF LEERD'S
- 5. LERRD'S OWNED BY THE NFS AND CREDITING
- 11. ANTICIPATED INCREASE FLOODING AND IMPACTS
- 12. BASELINE COST ESTIMATE
- 13. RELOCATION ASSISTANCE BENEFITS
- 17. ACQUISITION SCHEDULE
- 18. DESCRIPTION OF FACILITY AND UTILITY RELOCATIONS
- 19. HAZARDOUS, TOXIC, AND RADIOLOGICAL WASTE (HTRW)
- 20. ATTITUDE OF LAND OWNERS AND COMMUNITY

EXHIBIT E**AUTHORIZATION FOR ENTRY FOR CONSTRUCTION**

I, (name of accountable official), (title) for _____ (name of non-Federal sponsor), do hereby certify that the _____ (name of non-Federal sponsor) has acquired the real property interests required by the Department of the Army, and construction of _____ (project name, specifically identified project features, etc.). Further, I hereby authorize the Department of the Army, its agents, employees and contractors, to enter upon _____ (identify tracts) to construct _____ (project name, specifically identified project features, etc) as set forth in the plans and specifications held in the U.S. Army Corps of Engineers' _____ District Office, _____ City and State _____.

WITNESS my signature as _____ (title) for _____ (name of non-Federal sponsor) this _____, 20____.

BY: _____

ATTORNEY'S CERTIFICATE OF AUTHORITY

I, _____ (name) _____, _____ (title of legal officer) for _____ (name of non-Federal sponsor), certify that _____ (name of non-Federal sponsor) has authority to grant the above Authorization for Entry; that said Authorization for Entry is executed by the proper duly authorized officer; and that the Authorization for Entry is in sufficient form to grant the authorization therein stated.

WITNESS my signature as _____ (title) for _____ (name of non-Federal sponsor) this _____ day of _____, 20____.

BY: _____