



San Joaquin River Restoration Program Mendota Pool Bypass and Reach 2B Improvements Project

Land Acquisition Landowner Meeting

August 12, 2015 9 am – 12 noon

San Luis Canal Company
11704 Henry Miller Avenue
Dos Palos, CA



Agenda

- Introductions
- Reach 2B Project Status
- Land Acquisition Process Overview
- Appraisals
- Reach 2B Project Land Acquisition Timelines
- Post-Acquisition
- Next Steps

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SJRRP UPDATES



SJRRP Status - Flows

- No flow releases in 2015 Restoration Year
 - Critical-Low Water Year
- Flow releases could start on February 1, 2016 at the earliest if next year is wetter
- Possible flows into the Eastside Bypass
 - Flowage easements on private lands complete

Upcoming Meetings

- Recapture and Recirculation scoping meetings
 - Tulare
 - August 11, 2015: 6 pm to 8 pm
 - Tulare International Agriculture Center
 - Fresno
 - August 12, 2015: 6 pm to 8 pm
 - Fresno Hotel and Conference Center, Salon A
 - Los Banos
 - August 13, 2015: 6 pm to 8 pm
 - Los Banos Community Center, Multi-Purpose Room



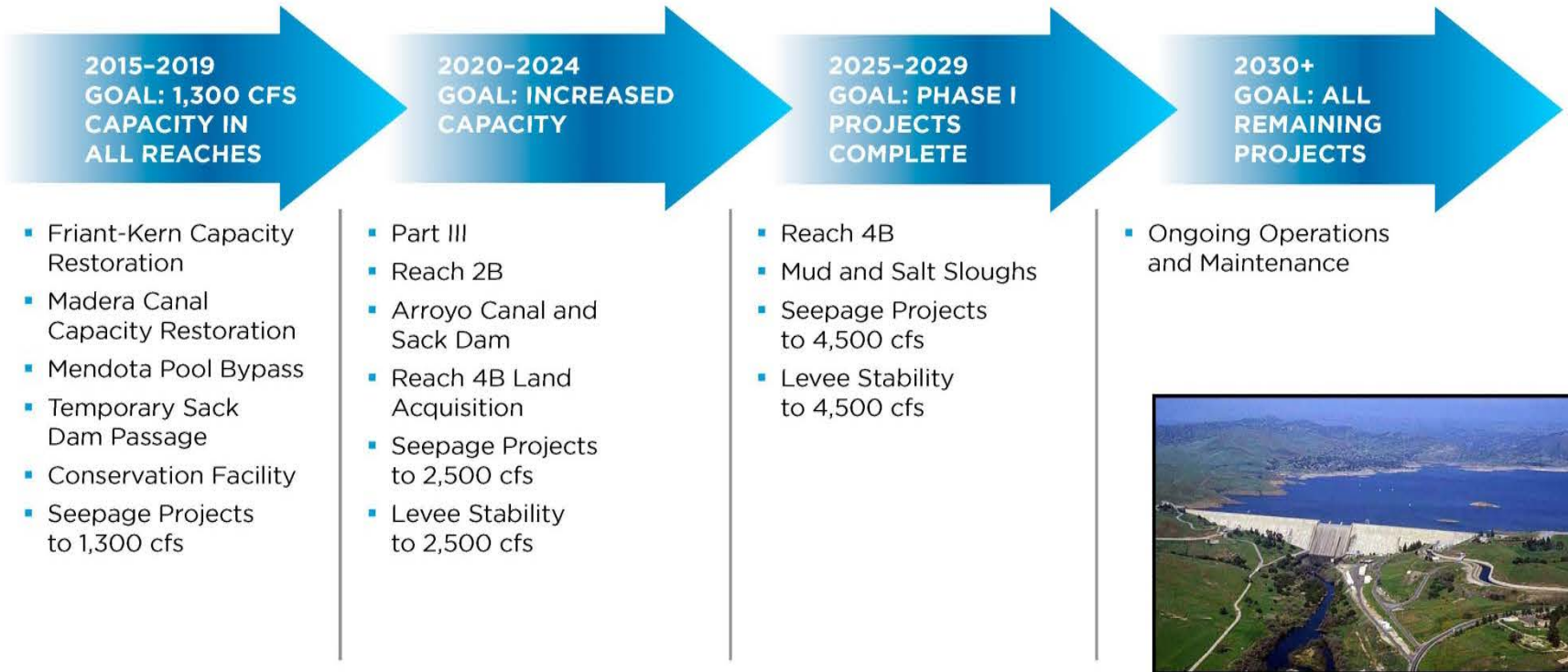
Planning Documents

- Revised Framework for Implementation
 - Public comments were accepted through June 15, 2015
 - Published on SJRRP website on July 30, 2015



SJRRP Schedule

SAN JOAQUIN RIVER RESTORATION PROGRAM OVERALL SCHEDULE



Friant Dam and Millerton Lake

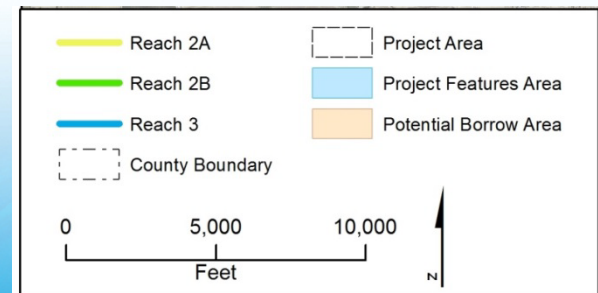
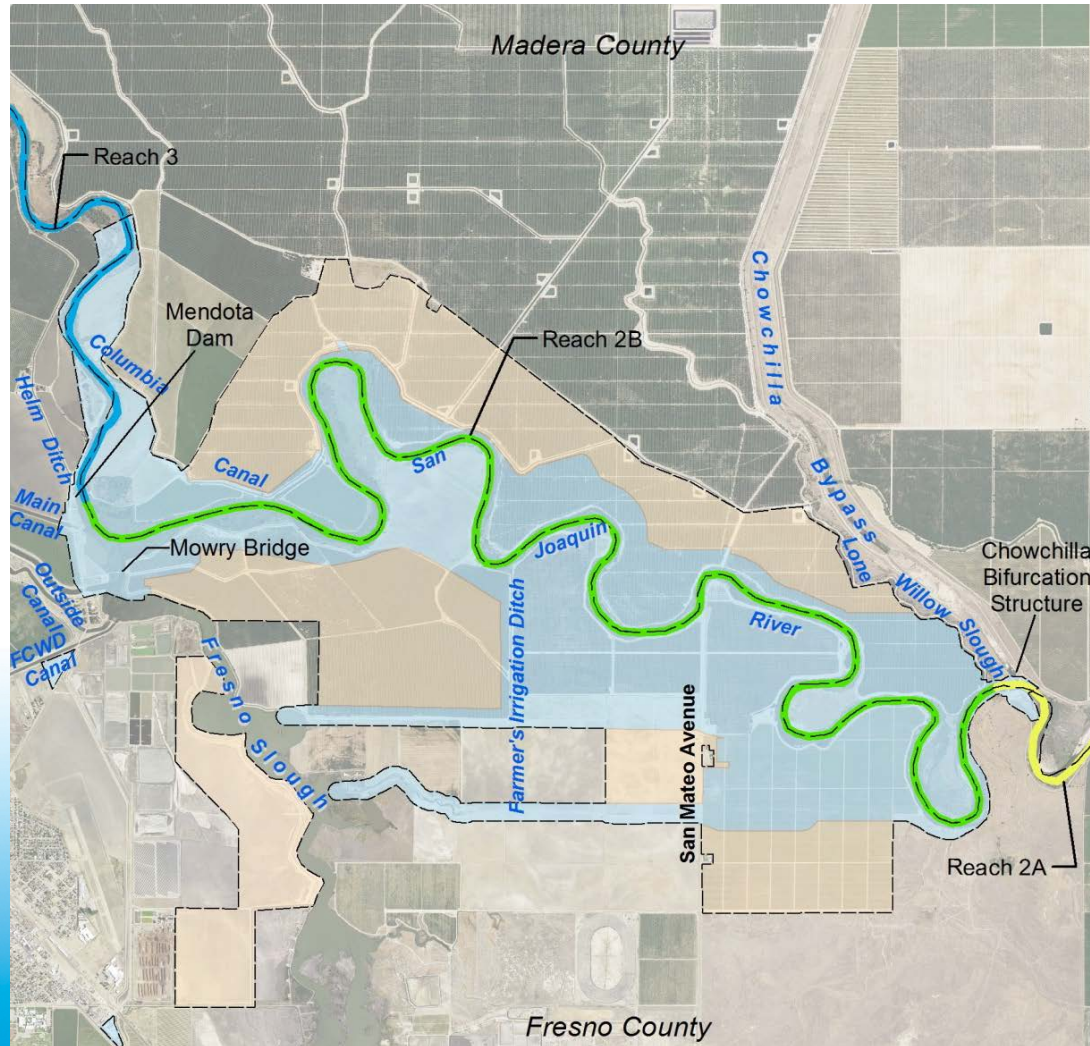
Note: cfs = cubic feet per second

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REACH 2B EIS/R STATUS

Reach 2B Project Area

- Reach 2B is a Phase 1 project of the San Joaquin River Restoration Program





Reach 2B Project

- Expand Reach 2B channel capacity to convey at least 4,500 cubic feet per second (cfs) (11 miles of levee and floodplain habitat)
 - 4,500 cfs is required in the Settlement
 - 4,500 cfs is the design capacity of the river near Firebaugh



Reach 2B Project

- Bypass channel around the Mendota Pool (about ½ mile of new river channel)
- New structure for water deliveries to Mendota Pool up to 2,500 cfs



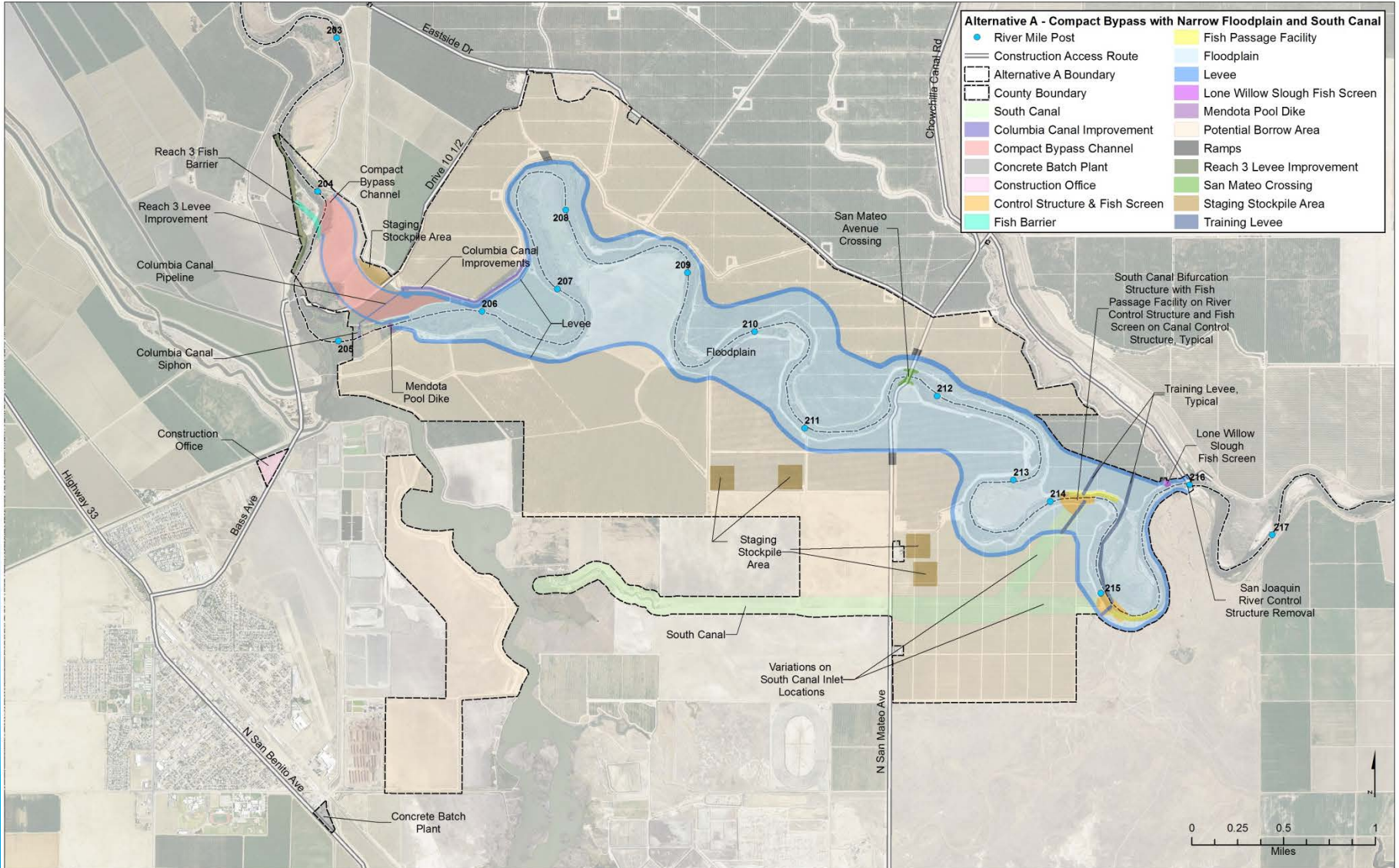


Project Alternatives

- **Alternative A** – Compact Bypass with Narrow Floodplain and South Canal
- **Alternative B** – Compact Bypass with Consensus-Based Floodplain and Bifurcation Structure
- **Alternative C** – Fresno Slough Dam with Narrow Floodplain and Short Canal
- **Alternative D** – Fresno Slough Dam with Wide Floodplain and North Canal



Alternative A

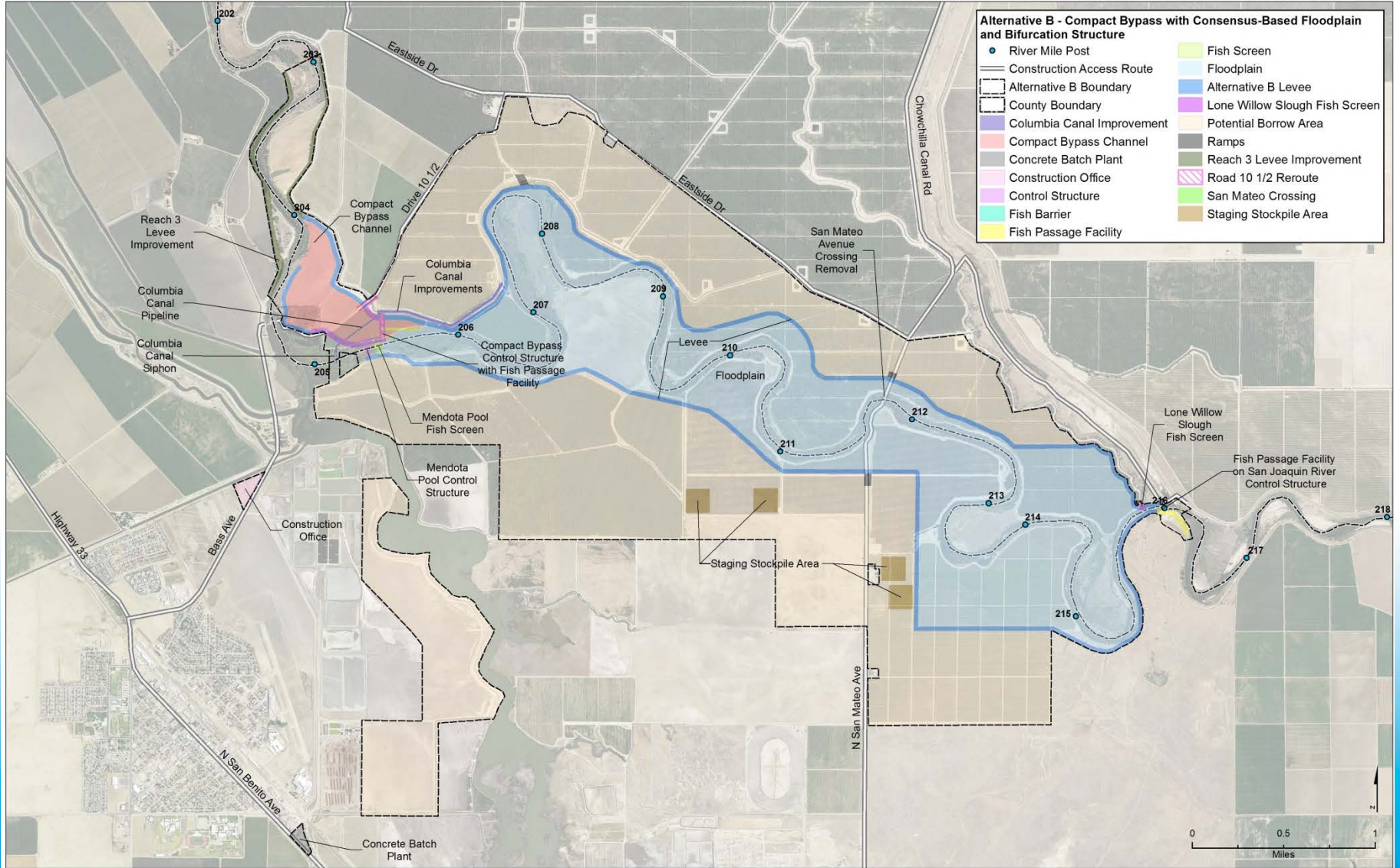




Alternative A

- Compact Bypass
 - New channel and structures capable to convey up to 4,500 cfs of Restoration Flows around Mendota Pool
- Narrow Floodplain
 - Floodplain habitat approx. 3,000 feet wide on average
- South Canal
 - South Canal and structures to convey up to 2,500 cfs from Reach 2B to Mendota Pool (includes fish passage facility)
- Other
 - Removal of the San Joaquin River control structure of the Chowchilla Bifurcation Structure

Alternative B

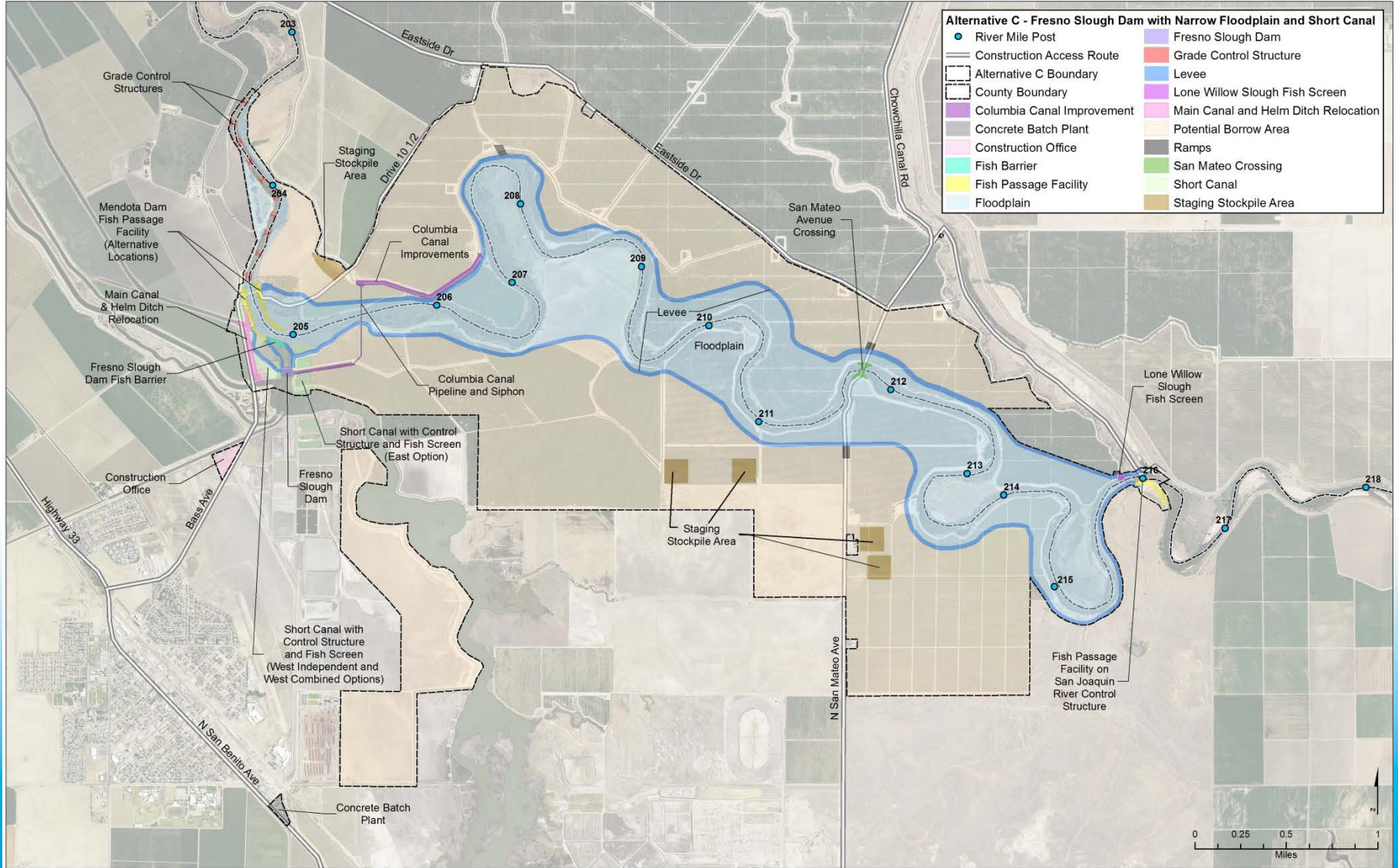


Alternative B

- Compact Bypass
 - New channel and structures capable to convey up to 4,500 cfs of Restoration Flows around Mendota Pool
- Consensus-Based Floodplain
 - Floodplain habitat approx. 4,200 feet wide on average
- Bifurcation Structure
 - Mendota Pool control structure to convey up to 2,500 cfs from Reach 2B to Mendota Pool
- Other
 - Fish passage facility at Compact Bypass control structure
 - Fish passage facility at the San Joaquin River control structure of the Chowchilla Bifurcation Structure



Alternative C

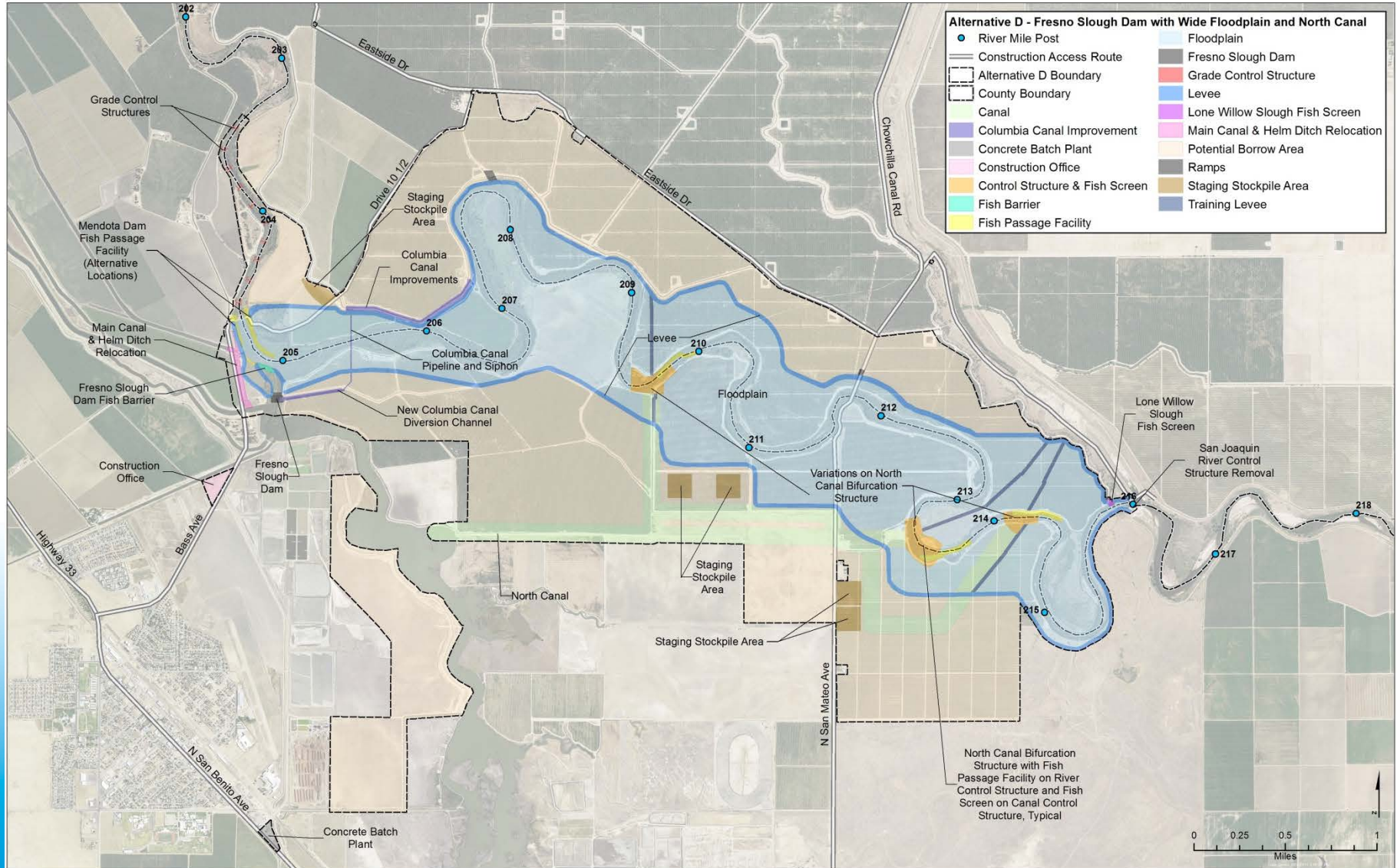




Alternative C

- Fresno Slough Dam
 - New dam to restrict Mendota Pool to Fresno Slough so that up to 4,500 cfs of Restoration Flows can be conveyed around Mendota Pool
 - Mendota Dam fish passage facility
- Narrow Floodplain
 - Floodplain habitat approx. 3,000 feet wide on average
- Short Canal
 - Short Canal and structures to convey up to 2,500 cfs from Reach 2B to Mendota Pool
- Other
 - Fish passage facility at the San Joaquin River control structure of the Chowchilla Bifurcation Structure

Alternative D





Alternative D

- Fresno Slough Dam
 - New dam to restrict Mendota Pool to Fresno Slough so that up to 4,500 cfs of Restoration Flows can be conveyed around Mendota Pool
 - Mendota Dam fish passage facility
- Wide Floodplain
 - Floodplain habitat approx. 4,200 feet wide on average
- North Canal
 - North Canal and structures to convey up to 2,500 cfs from Reach 2B to Mendota Pool (with fish passage facility)
- Other
 - Removal of the San Joaquin River control structure of the Chowchilla Bifurcation Structure

REACH 2B PREFERRED ALTERNATIVE (ALTERNATIVE B)

Consensus-Based Process

- Compact Bypass
 - Landowner preferred
 - Larger floodplain
 - Same Delta Mendota Canal / Mendota Pool operations
 - Fresno Slough Dam
 - Reduces Mendota Pool volume
 - Changes to Mendota Pool operations
 - Mendota Dam recently repaired
- Compact Bypass is Preferred



Consensus-Based Process

- Consensus-Based Levee Alignment
 - Based on landowner input
 - Narrow Levee Alignment
 - Minimizes land out of production
 - Wide Levee Alignment
 - Maximizes fish habitat
- Consensus-Based Alignment is Preferred



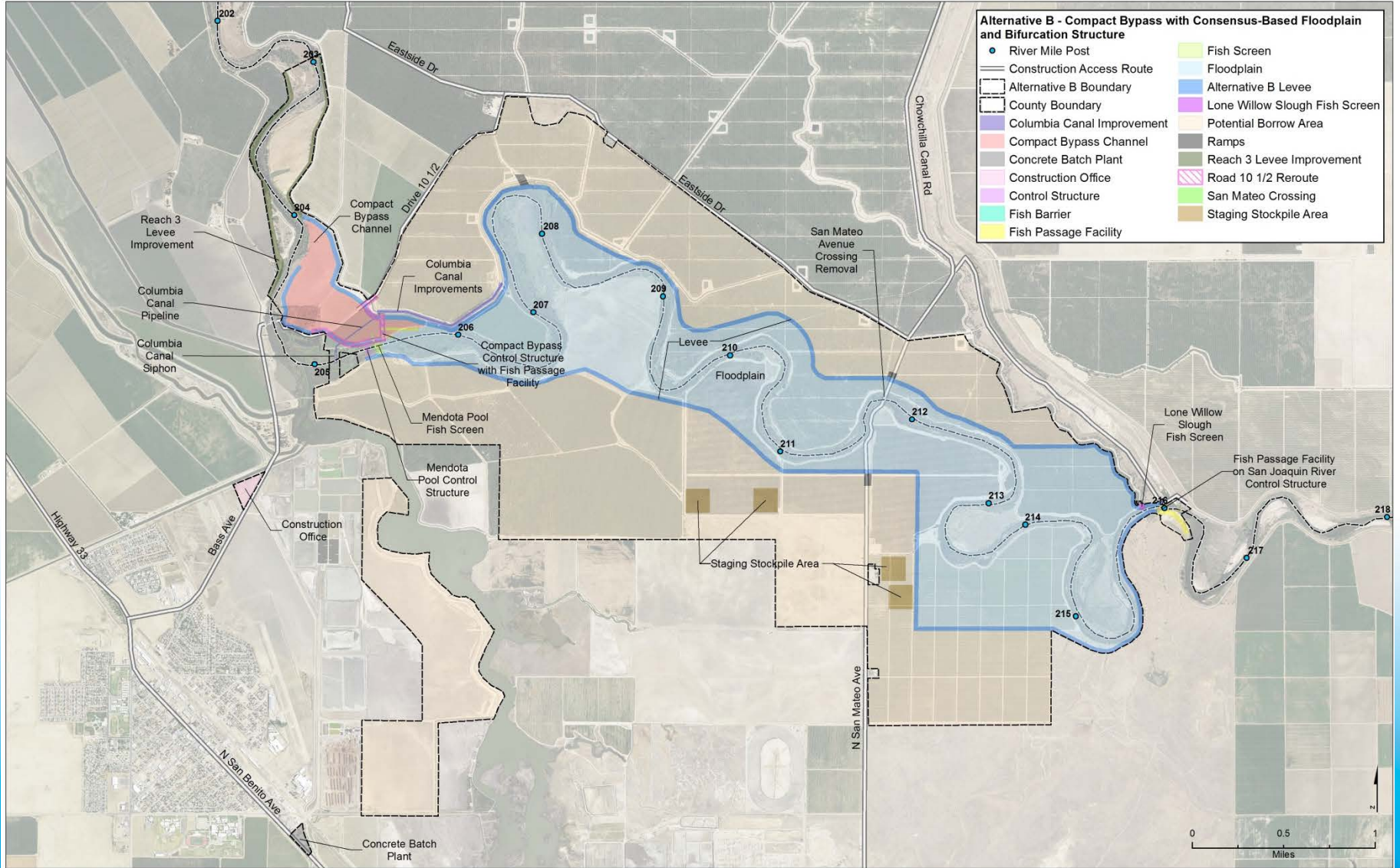
Consensus-Based Process

- Bifurcation Structures
 - Minimize land out of production
 - South or North Canal Options
 - Create access issues to farms – would require bridges
 - Take land out of production away from the river
 - Moves the San Joaquin River control structure of the Chowchilla Bifurcation Structure downstream
 - Impacts flood operations
- Bifurcation Structure is Preferred





Alternative B



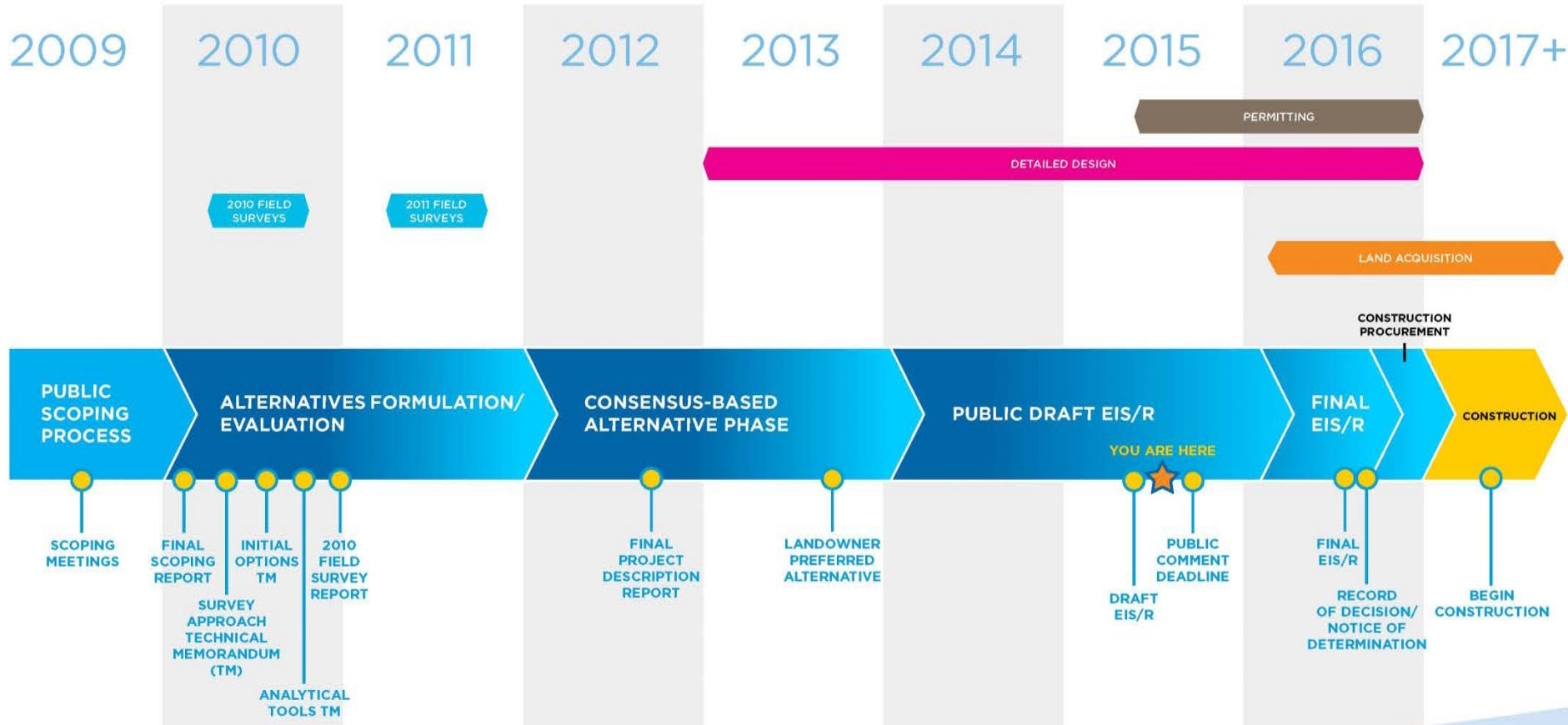


Phased Approach

- Compact Bypass
 - Construction 2017-2020
 - Obtains fish passage
- Reach 2B setback levees and floodplain
 - Construction 2021-2025
 - Increases Capacity
- Keeps annual expenditures reasonable while accomplishing SJRRP goals

Project Schedule

MENDOTA POOL BYPASS AND REACH 2B IMPROVEMENTS PROJECT TIMELINE



Katrina Harrison / Scott Springer

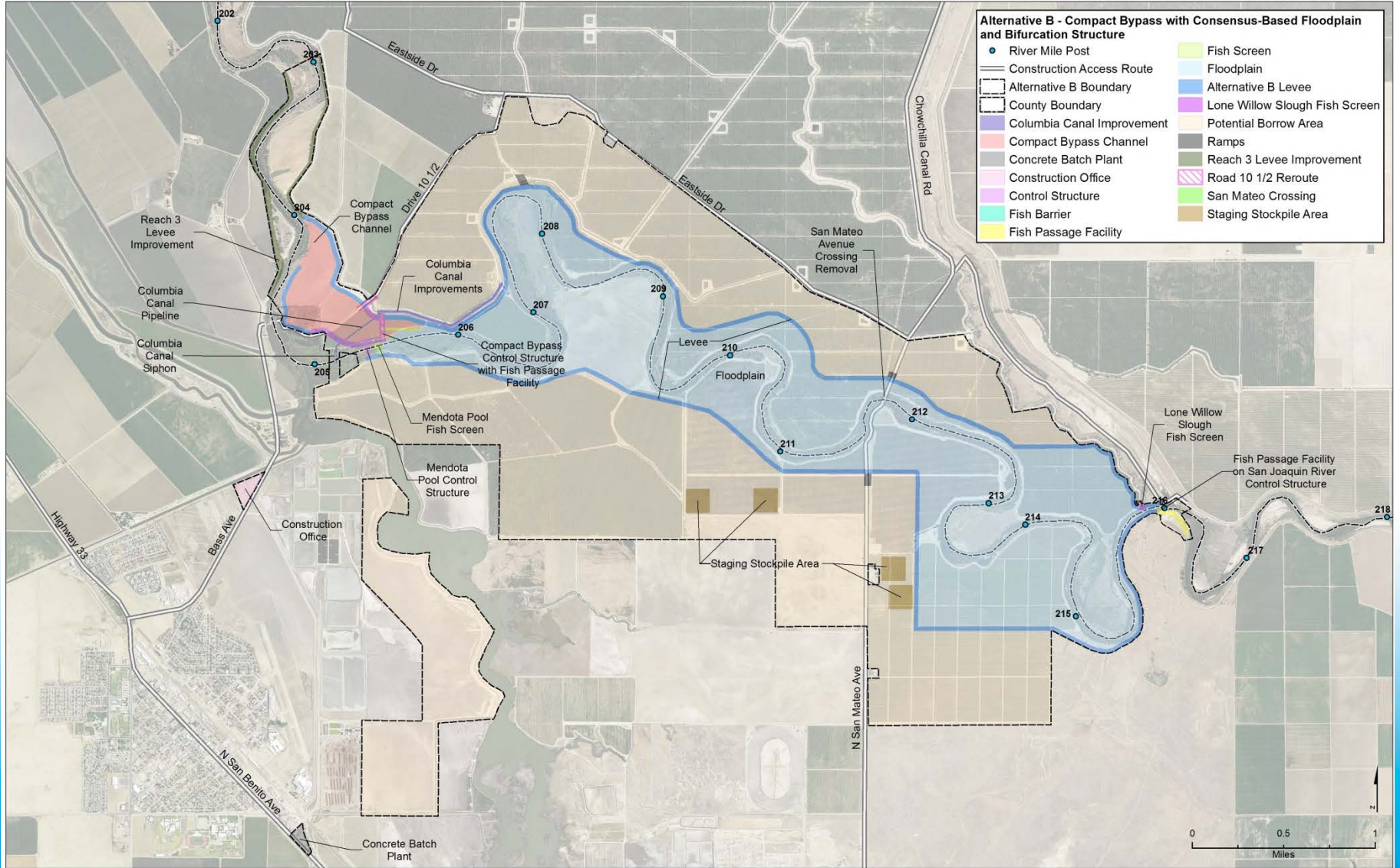
LAND ACQUISITION PROCESS OVERVIEW



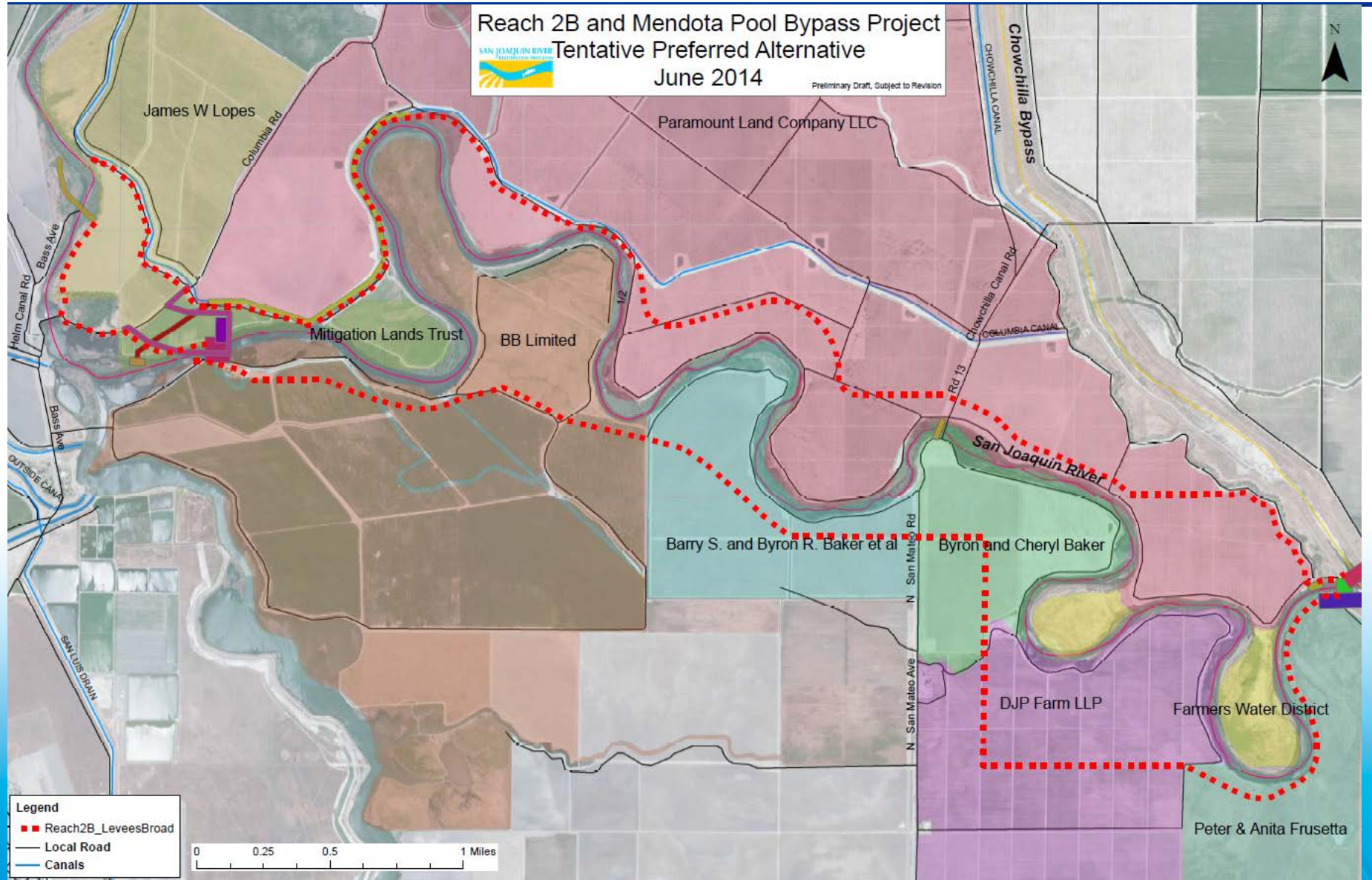
Purpose and Objective

- Acquire lands necessary to complete Mendota Pool Bypass and Reach 2B Project
- Acquisition options:
 - Fee-title
 - Complete surface and subsurface easement with landowner retaining groundwater rights

Preferred Alternative



Lands to Acquire



Realty Process

**Scott Springer, Branch Chief
Mid Pacific Region, Land Resources**

Reclamation Land Acquisition (Uniform Act)

General Processes



Realty Objectives

- Provide property owners with an introductory explanation of their rights and the federal process and steps to acquire properties
- Generally describe the timing and steps
- Reclamation cannot at this time address specific questions regarding individual properties as these are subject to the private parties at this time

Basic Sequence of Actions

- Authorization (in this case, Public Law 111-11) has identified an action that requires compensation
- Reclamation would make a determination of properties that would be impacted and may be wholly or partially acquired
- Reclamation would notify the owner of said properties and initiate the acquisition process

Possible Realty Actions

- Acquisition of real property in fee
- Acquisition of an easement
- Residential relocation
- Business relocation

Overview of Governing Statute

Reclamation realty and relocation activities, must follow existing law and regulation, specifically:

- Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended and;
- Code of Federal Regulations (49 CFR 24) dated January 4, 2005 “Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs”

Property Owner Rights

The Uniform Act requires that property owners be provided with:

- Appraisal to determine market value in accordance with UASFLA and USPAP
- Permanent housing that is decent, safe and sanitary
- Temporary housing
- Comparable housing for consideration
- Displaced renter assistance
- Reasonable moving expenses

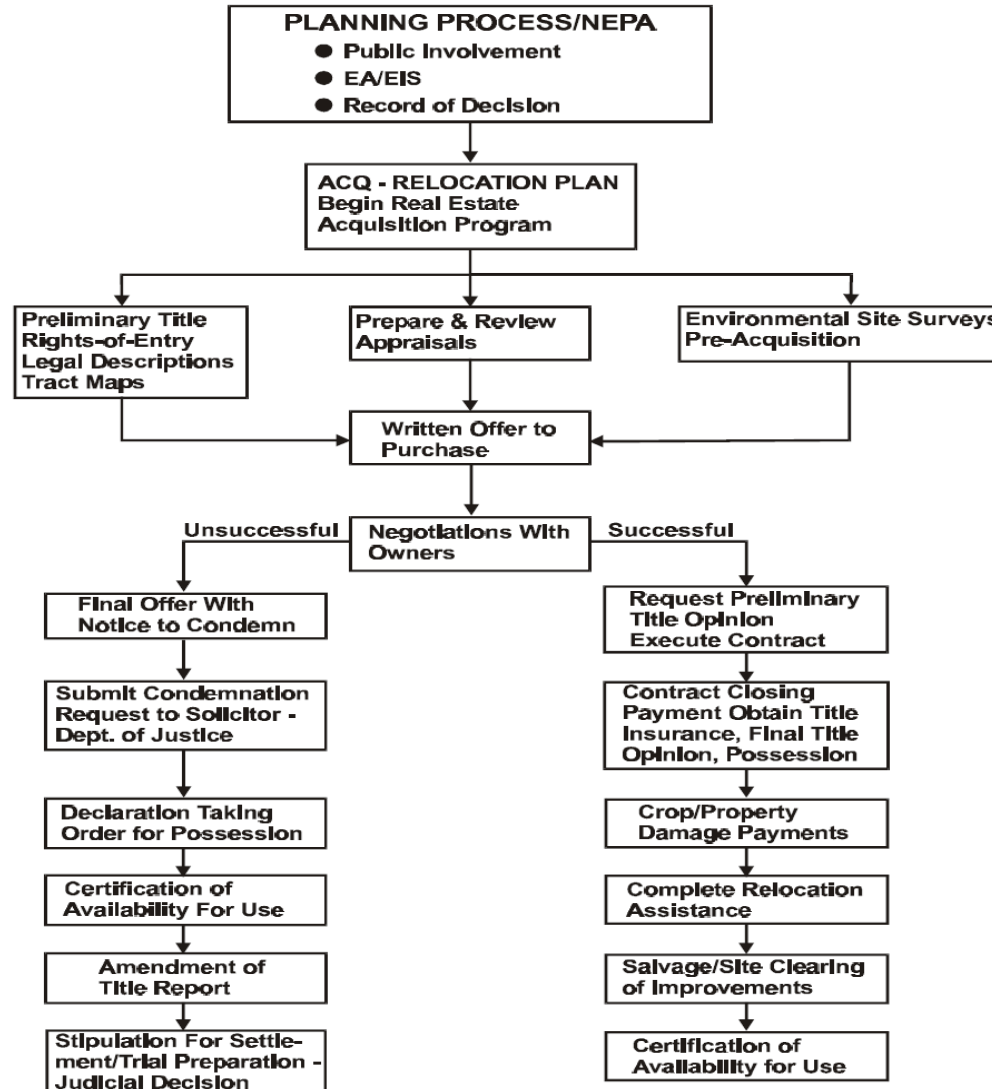
The Acquisition Process (In Brief)

- Completion of NEPA and NHPA compliance
- Obtain a Right of Entry
- Perform cultural resource review
- Perform environmental site assessment (Phase 1)
- Perform surveys
- Secure proper title evidence
- Prepare draft land contract/warranty deed
- Order and conduct appraisals
- Solicitor review of contract package
- Prepare and issue Offer Letter
- Development of a Relocation Plan, if necessary
- Site Assessment and Possession



Realty Process

Land Acquisition Process



Proposed Project Impact on Property Values

- The appraiser shall disregard any increase or decrease in the market value of the property caused by the project
- In 49 CFR 24 Subpart B, Section 24.103(b), it states, “When the public is aware of the proposed project, project area property values may be affected. Therefore, property owners should not be penalized because of a decrease in value caused by the project nor reap a windfall at public expense because of increased value created by the proposed project.”



For More Information

- Federal Highway Administration Relocation and Acquisition pamphlets

- Technical Details:

http://www.fhwa.dot.gov/real_estate/uniform_act/acquisition/real_property.cfm

- Frequently Asked Questions:

http://www.fhwa.dot.gov/real_estate/publications/rights/



Contact Information

Kristi Sandberg
Realty Specialist

US Bureau of Reclamation
2800 Cottage Way (MP-450)
Sacramento, CA 95825-1898

voice 916-978-5217
FAX 916-978-5290

Requests of Landowner

- Appraiser site visit access
- Answer appraiser questions
- HAZMAT site visit access
- Interview by Reclamation HAZMAT
- Negotiation
- Land ownership paperwork, if necessary
- If landowner is willing: paying for the appraisal, hiring the appraiser

Chuck LaFlamme

APPRAISALS



Appraisal Process

- Around 2.5 years normally
- Can be 1.5 years if landowner pays for appraisal that is done with an OVS scope of work and an OVS approved appraiser
 - OVS is the client and the landowner doesn't see the appraisal until OVS approves it



Valuation

- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)

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LAND ACQUISITION TIMELINES

Phased Approach

- Compact Bypass
 - Construction 2017-2020
 - Obtains fish passage
- Reach 2B setback levees and floodplain
 - Construction 2021-2025
 - Increases Capacity
- Keeps annual expenditures reasonable while accomplishing SJRRP goals

Land Acquisition

- Compact Bypass
 - Construction 2017-2020
 - Land Acquisition 2016-2017
- Reach 2B setback levees and floodplain
 - Construction 2020-2025
 - Land Acquisition 2017-2019

Land Acquisition Status

- Compact Bypass
 - Land Acquisition 2016 – 2017
 - Scopes of Work are complete
 - Reclamation is working to enter into an Interagency Agreement with the Office of Valuation Services
 - Appraiser should be on board by end of 2015
 - Offers and negotiation can start spring 2016
 - Need properties by summer 2017

Land Acquisition Status

- Reach 2B
 - Land Acquisition 2017-2019
 - Scopes of Work are in draft form
 - Aim to hire appraisers in 2016 for those landowners who want to move quickly
 - Can postpone a year for landowners that prefer to wait

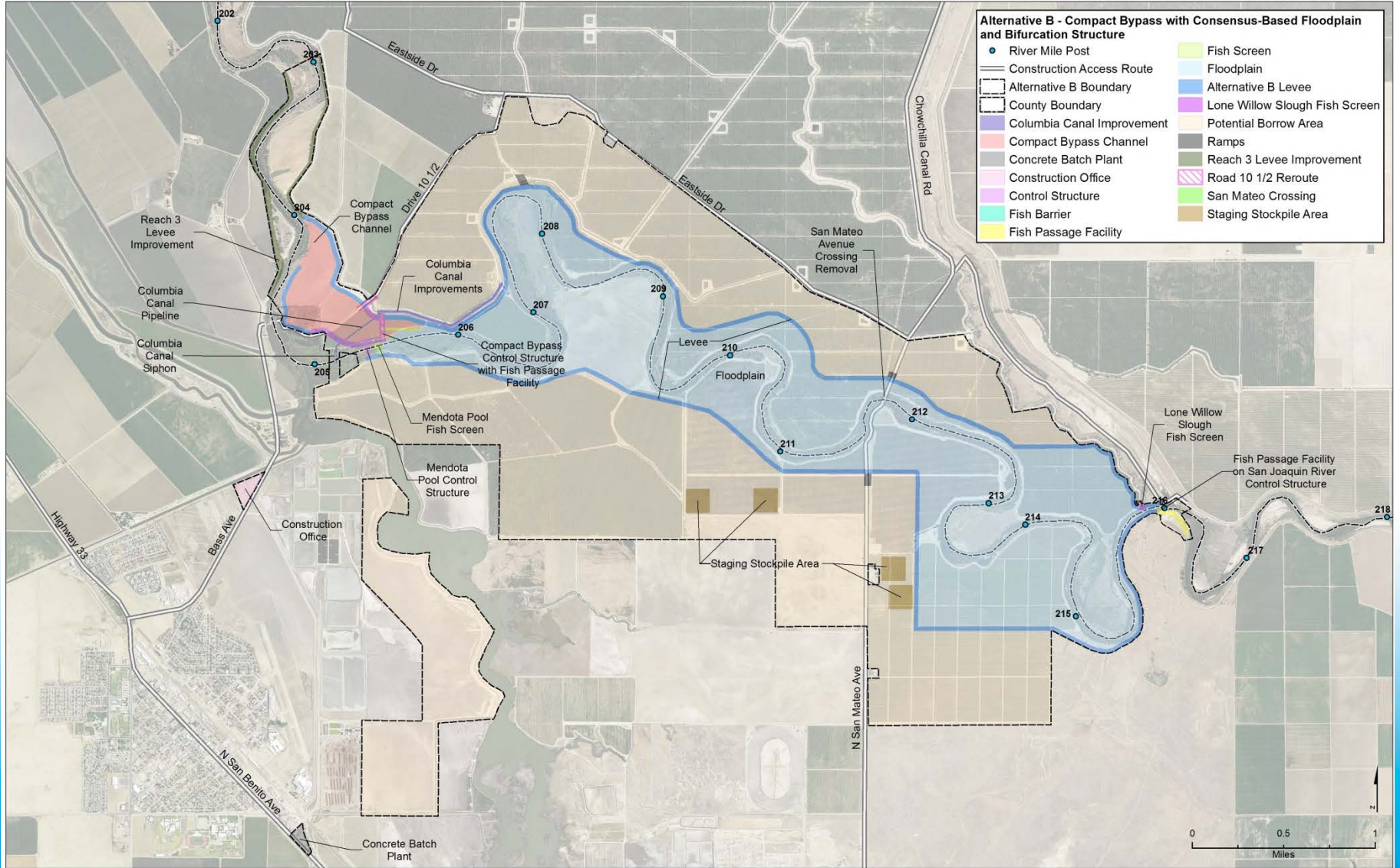
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POST ACQUISITION

Post Acquisition

- Land near the river will become habitat
- Land under setback levees will have levee construction
- Some lands will have structures or infrastructure
- Floodplain Grading
- Planting

Preferred Alternative



Farming on Floodplain

- Is included in EIS/R
- Infrequently inundated floodplain
- Row crops or pasture on floodplain may be possible
- Can lease or rent land back to growers



Questions?





Next Steps

Review Assignments & Action Items



Thank You

Katrina Harrison
Reach 2B Project Manager
916-978-5465
kharrison@usbr.gov

www.restoresjr.net