



**US Army Corps
of Engineers** ®
Walla Walla District

MILL CREEK FLOOD RISK MANAGEMENT GENERAL INVESTIGATION

Draft Feasibility Study and Environmental Assessment Report

January 2020

APPENDIX E
REAL ESTATE PLAN

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**MILL CREEK FLOOD RISK MANAGEMENT GENERAL INVESTIGATION
FEASIBILITY STUDY AND ENVIRONMENTAL ASSESSMENT REPORT– DRAFT
APPENDIX E, REAL ESTATE PLAN**

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EXHIBITS

- Exhibit A, Project Area Maps
- Exhibit B, Map of Utilities (not yet available)
- Exhibit C, Ingress/Egress and Staging Area Map (not yet available)
- Exhibit D, Assessment of Non-Federal Sponsor Acquisition Capability (not yet available)
- Exhibit E, Non-Federal Sponsor Notifications of Risks of Pre-PPA Acquisition (not yet available)

REFERENCES

Corps (U.S. Army Corps of Engineers). 2006. Water control manual for Mill Creek Flood Control Project, Walla Walla, Washington. Walla Walla District, Walla Walla, Washington.

Sargent (It Sargent Engineers, Inc.). 2016. Inspection of Structures over Mill Creek. Project Number: A15159.00.

SECTION 1 - STATEMENT OF PURPOSE

This Real Estate Plan (REP) is prepared in accordance with Engineering Regulation (ER) 405-1-12, 12-16, Real Estate Plan, and presents the real estate requirements for the Mill Creek Flood Risk Management General Investigation Feasibility Study and Environmental Assessment Tentatively Selected Plan (TSP) described below. Walla Walla County is the non-Federal sponsor (NFS) for the study.

This REP is an appendix to the Feasibility Study/Environmental Assessment Report, and fully describes the lands, easements, rights of way, relocations, and disposal areas (LERRD) required for construction, operation and maintenance of the proposed project; including the number of parcels, acreages, estates, ownerships, and estimated value. The REP includes other relevant information on non-Federal sponsor ownership of land, proposed non-standard estates, existing federal projects and ownership, relocations under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (P.L. 91-626, as amended) (“the Uniform Act”), presence of contaminants, facility/utility relocations, a baseline cost estimate, a schedule for real estate activities, and other issues as required by ER 405-1-12.

This REP is written to the same level of detail as the Feasibility Report/Environmental Assessment report it supports. It is tentative in nature and is to be used for planning purposes only. Both the final real estate acquisition lines and the estimate of value are subject to change even after the report has been approved.

1.1 PROJECT PURPOSE/OBJECTIVE

The purpose of the Feasibility Study is to evaluate problems, address issues and determine the feasibility of the potential solutions. In doing so the study will formulate and evaluate cost effective, environmentally-sensitive, and technically feasible flood risk management alternatives for the city of Walla Walla and surrounding areas. The purpose of the proposed project and alternatives considered in the Study is to provide flood risk reduction for the city of Walla Walla and the surrounding area. The city of Walla Walla is susceptible to flood related property damage and potential loss of life from Mill Creek due to the degradation of the capacity, reliability, and performance of the existing flood risk management system. Degradation of the system from age results in vulnerabilities within the concrete channel and tunnel portion of the system, these portions of the system may fail during high-flow flood events.

The Federal objective of water and related land resources project planning is to contribute to National Economic Development (NED) consistent with protecting the Nation’s environment, pursuant to national environmental statutes, applicable executive orders, and other Federal planning requirements. Planning objectives represent desired positive changes to the future without-project conditions. All of the planning objectives focus on activity within the study area over a 50-year period of analysis. These planning objectives include reducing the

probability and economic consequences of flood related damages to the City and adjacent lands; as well as, reducing the risk to public safety and public and private infrastructure.

1.2 STUDY AUTHORITY

This study is authorized by the Flood Control Act of 1938 (Public Law [PL] 75-761), which authorizes the Secretary of the Army to execute a plan for protection of the city of Walla Walla, Washington, and states:

“The plan for the protection of the city of Walla Walla, Washington, and adjacent lands by means of a reservoir and related works, as set forth in House Document Numbered 578, Seventy-fifth Congress, third session, is approved and for the execution of this plan there is hereby authorized \$1,608,000.”

Subsequently, PL 91-611, Section 216 of the Flood Control Act of 1970, authorizes investigations for modifications to completed projects, the law states:

“The Secretary of the Army, acting through the Chief of Engineers, is authorized to review the operation of projects the construction of which has been completed and which were constructed by the Corps of Engineers in the interest of navigation, flood control, water supply, and related purposes, when found available due the significantly changed physical or economic conditions, and to report thereon to Congress with recommendations on the advisability of modifying the structures or their operation, and for improving the quality of the environment in the overall public interest.”

1.3 STUDY AREA

The city of Walla Walla is located along the border of southeast Washington and northeast Oregon (Figure 1).

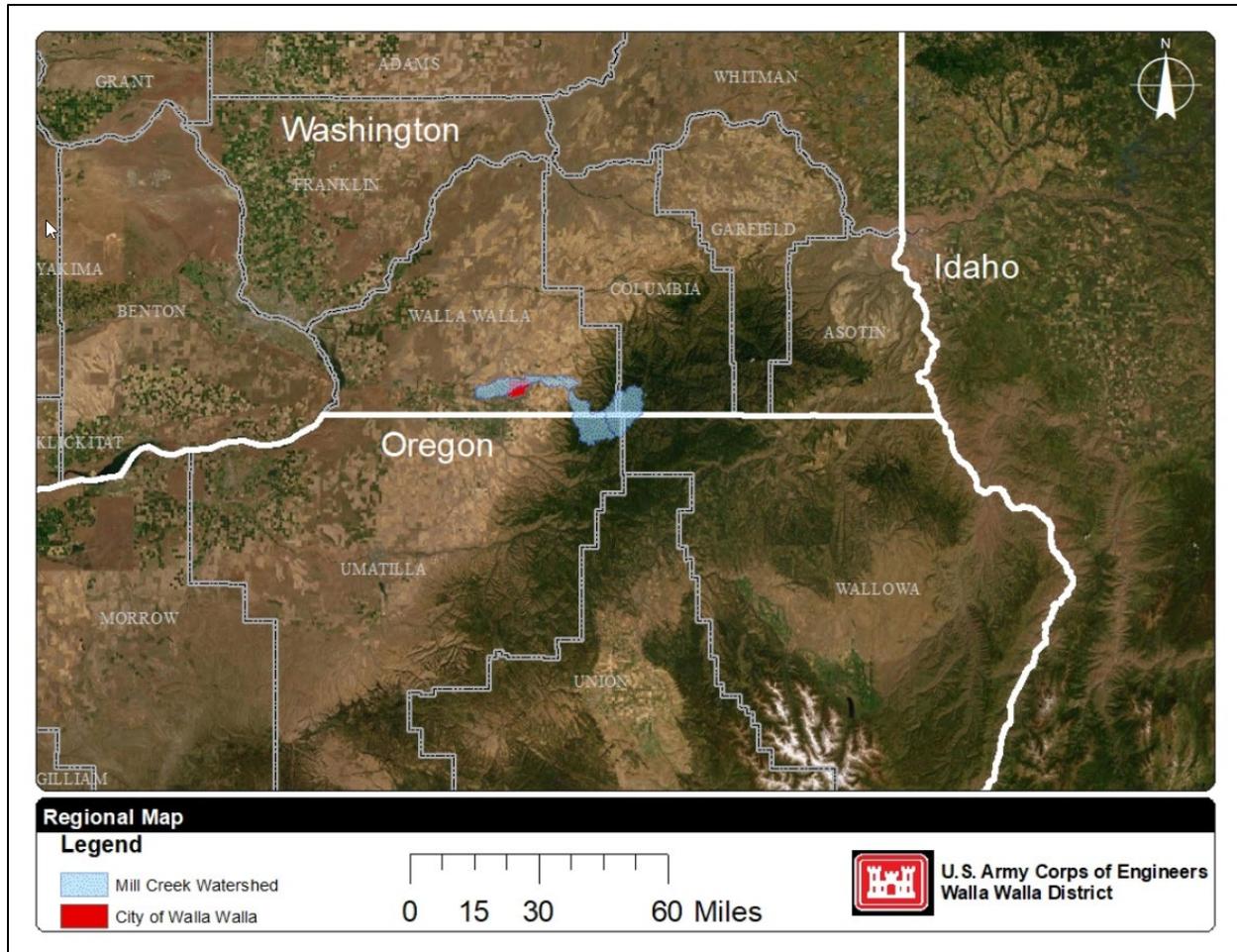


Figure 1. Project Location

Walla Walla is the largest city in Walla Walla County, occupying 13.67 square miles and is the county seat. The population of Walla Walla is estimated at 33,000 people with a population density around 2,400 people per square mile. It sits at an approximate elevation of 942 feet. The City of College Place is adjacent to Walla Walla and occupies 3 square miles with an estimated population of 9,000, and a population density of about 3,100 people per square mile. The area is primarily supported by Federal and local government agencies making up 20.3% of employment, followed by health care at 15.1%, manufacturing at 14.1%, and agriculture at 13.4%. The area has experienced a boom in the wine industry over the last 3 decades accounting for more than 140 wineries that generate over \$100 million annually in revenue for the Walla Walla Valley.

Mill Creek originates near the border of Washington and Oregon and flows west for 33 miles through Walla Walla and College Place before its confluence with the Walla Walla River, which flows west an additional 33.5 miles before entering the Columbia River. Major tributaries of Mill Creek include Paradise, Tiger, Blue, and Titus Creeks, and distributaries include Titus, Yellowhawk, and Garrison Creeks (Garrison Creek is actually a distributary of Yellowhawk Creek, originating approximately 0.1 miles beyond the Yellowhawk origin). Russell Creek also can

receive some water from Mill Creek after large flood events (Figure 2). Most of the Mill Creek Watershed is within Walla Walla County in Washington, but it also includes parts of Columbia County Washington and Umatilla and Wallowa Counties in Oregon.

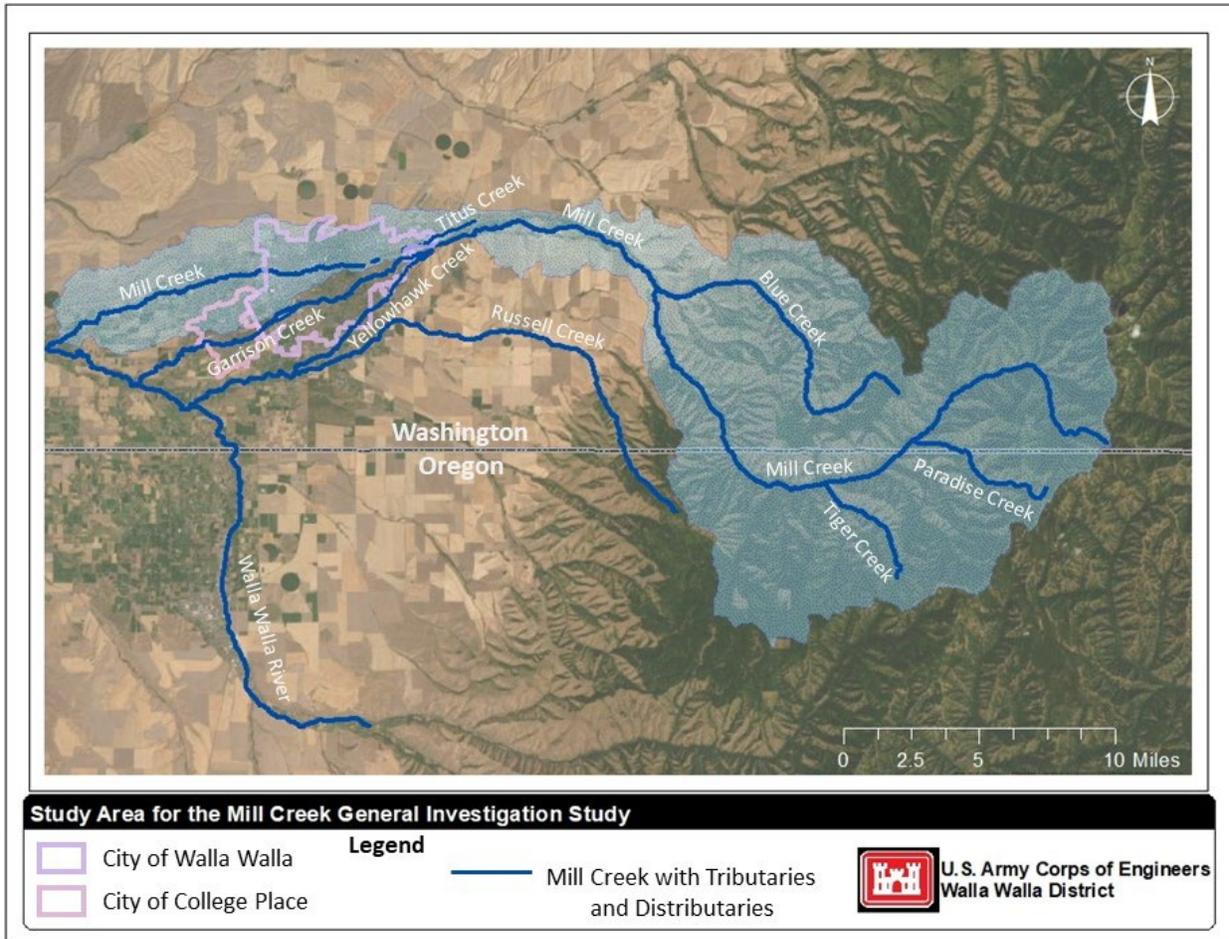


Figure 2. Mill Creek General Investigation Study Area

The Mill Creek Flood Control Project (Project) provides flood risk reduction to the city of Walla Walla and surrounding areas. The 6.8 mile long channel is part of the Project and extends downstream of the diversion dam, through the City. The project consists of 1.7 miles of concrete channel with floodwalls; 0.3 miles of cut-and-cover tunnel through downtown; and 4.8 miles of earthen fill levees with full-width weirs. Riverside slopes are armored with large stone along the levee toe, which provides erosion protection at regulated flows. The upper portions of the levee slope are protected by a tied-wire gabion mattress. The first mile of levees downstream of the diversion dam is operated and maintained by the U.S. Army Corps of Engineers (USACE). The remaining levees and the concrete channel are operated and maintained by the NFS. In the event flood flows either exceeded the Project's capacity or caused it to fail; the leveed area, which is the property considered for estimating the consequences of flooding, includes approximately 27,000 people which is thirty-six percent of

the total population of the affected area and 10,000 structures with an estimated worth of \$3 billion would be negatively impacted.

1.4 TENTATIVELY SELECTED PLAN

This REP describes the real estate requirements for the Tentatively Selected Plan (TSP). The TSP is the Recommended Plan as well as the NED Plan as it is the alternative that maximizes the annual net benefit contribution to NED consistent with protecting the environment. Alternative 7 is the selected alternative, has a cost-benefit ratio greater than one, and is a combination of the following structural measures: operational changes, a small levee raise, and focused rehabilitation of the concrete channel. The plan also includes non-structural measures, including a flood warning system, recommendations for land use planning, and possible buyouts of affected properties.

Operational Changes

The Corps is considering changes in the operation of the project as part of the TSP. It's possible that an operational change could reduce flood risk by raising the diversion trigger. The benefits and downstream impacts of this measure must be considered and balanced with the features of the selected alternative.

The Corps would increase the diversion trigger to 1,700 cfs, which would reserve additional flood storage space in Bennington Lake compared to the current diversion trigger of 1,400 cfs by delaying and reducing diversion flows. During floods up to the designated diversion trigger, all flow would remain in the channel. During larger floods, up to 3,500 cfs would remain in the channel, with the remainder diverted to Bennington Lake. This would increase flood frequency and damages in limited areas downstream of the Project that are within the 100-year floodplain.

A change in the diversion trigger between 1,400 cfs and 2,500 cfs was eliminated from consideration as a standalone alternative because it does not completely address the planning objectives. An operational change would increase capacity and performance, but not Project reliability. An operational change would not be effective because larger volumes of floodwater would be passed through the concrete channel during each flood event without reinforcing the concrete, which would increase the likelihood of failure because the reliability issues in the channel will not be addressed.

Small Levee Raise

A small levee raise would involve raising the levees in certain areas throughout the project up to 1.5 feet and meet FEMA certifications. Levees would be raised with soil and rock using heavy equipment such as frontend loaders, bull dozers, rollers, and dump trucks. No fill would be placed below the ordinary high water line. Fill would be placed on the levee crest and the landside portion of the levee. For very large floods, project operations would be changed to pass 3,700 cfs through the channel rather than the current 3,500 cfs before diverting the

remainder of the flow into Bennington Lake, but the diversion trigger would remain at 1,400 cfs. The levee raise assumes that the existing stabilizers can handle increased flows without modification.

The levee raise would provide additional flood protection at the 230-year flood protection level (0.43 percent chance of exceedance). There is an increased risk of more severe flooding to areas protected by the levees if the levees were to fail. Water begins flowing out of the channel downstream of Gose Street at 1,700 cfs according to the Water Control Manual (Corps 2006), currently the project sends up to 3,500 cfs through the channel during high flood events, an increase to 3,700 cfs would increase the volume of water flowing out of the channel downstream and cause more damage to unprotected areas.

A standalone levee raise of up to 1.5 ft. in various locations throughout the Project was eliminated from consideration as an alternative because it does not completely address the planning objectives. A standalone small levee raise would slightly increase the capacity and performance of the Project, but would not increase the reliability of the Project, and would not be effective because the channel conveyance capacity would only increase by 200 cfs which is still well below the capacity of the concrete channel.

Focused Rehabilitation of the Channel

Focused rehabilitation of the deteriorating concrete portion of the Mill Creek Channel would consist of several different types of repairs along the length of the concrete section of the channel. The main types of repairs would be installation of wall tiebacks using soil anchors, concrete resurfacing, center wall reinforcement, wall replacement, and removal of ceiling spans in the covered portion of the concrete section.

Under Alternative 7, wall tiebacks would be completed by core drilling holes for the anchors in the reach of the wall section to be tied back. Anchors would be installed through the holes in the wall and into the soil beyond the wall. Once the anchors are installed a lift of concrete would be placed over the anchors to finish the installation. This type of repair would be needed on approximately 500 feet of concrete channel wall.

General resurfacing would be done in areas where deterioration of the channel surface has occurred over time. The stone masonry portion of the channel under downtown Walla Walla is the main area of concern. This repair would consist of installing anchors in the channel wall, and installing a reinforcing mat tied to the anchors on the wall. Once the reinforcement is installed, a 4 to 6 inch-thick layer of shotcrete or cast-in-place concrete would be placed on the wall. This type of repair would be needed on approximately 950 feet of concrete channel wall.

Center wall building support would be installed under the Die Brucke Building. Support under the building is currently constructed of steel pipe columns, with a timber plank and concrete/gravel infill between the columns. The repair would include removing the timber planks and infill and instead using a cast-in-place reinforced concrete wall constructed around the current steel pipe columns and anchored to the concrete footing below. The wall would be

approximately 16 inches thick and approximately 150 feet long. This type of repair would be needed on approximately 150 feet of concrete channel wall.

Wall replacement would occur where the wall is in poor condition. The replacement would consist of excavating behind the existing section of wall, cutting out the existing section of concrete wall, and forming a cast-in-place reinforced concrete footing and wall for that section. Once the new wall section has been fully cured, the forms would be removed and the fill behind the wall would be replaced. This type of repair would be needed on approximately 775 feet of concrete channel wall.

Ceiling spans of the covered portion of the concrete channel section have significant deterioration in two locations and have been listed as a high priority for major rehabilitation, replacement, or removal by the City (Sargent 2016). The two locations are: (1) an approximately 100-foot reach over the parking area between 2nd and 3rd Avenues, and (2) a 50-foot reach upstream of 2nd Avenue. It is recommended for each location that the ceiling span be removed and guardrails placed around the new opening.

Concrete channel rehabilitation was eliminated from consideration as a standalone alternative because it does not completely address the planning objectives. Rehabilitating the concrete channel would increase the reliability and performance of the Project, but would not increase the capacity of the Project. There wouldn't be an increase in storage capacity in Bennington Lake and the levees would still be the limiting factor in the amount of flood water that could be conveyed through the channel.

Alternative 7 is the most complete alternative in that it increases the capacity of Bennington Lake by modifying Project Operations, improves performance by increasing levee heights to convey higher flows, improves the reliability of the Project by rehabilitating and reinforcing the concrete channel through downtown Walla Walla, and it reduces the life cycle cost of the Project by addressing vulnerabilities and lowering future costs.

The initial project construction cost is approximately \$6.7 million, with an average annual cost of \$226,000. The plan would be cost shared 65/35 with 65% being the Federal portion and 35% being the non-Federal sponsors portion. The project construction cost estimate includes planning, engineering and design, construction management, interest during construction, operation and maintenance, and contingencies.

SECTION 2 - REAL ESTATE REQUIREMENTS: DESCRIPTION OF LANDS, EASEMENTS, AND RIGHTS-OF-WAY REQUIRED FOR THE PROJECT

The lands, easements, and rights of way (LER), required to be provided for the proposed project, (Alternative 7) including the requirements for staging areas, ingress/egress routes, borrow and disposal sites, are described below:

Construction and Operation of Wall, Ceiling, and Levee Sections

Construction of Alternative 7 would require Permanent Easements for Flood Protection (Standard Estate #9) and Temporary Work Area Easements (Standard Estate #15) for the wall, ceiling and levee sections. Private landowners and acreages are still being determined at this time and this REP will be updated as soon as more information becomes available. The current breakdown of ownership can be viewed in Table 1.

Staging Areas

Staging areas have been proposed but have not been finalized. Staging areas would require Temporary Work Area Easements (Standard Estate #15). This REP will be updated as soon as more information becomes available.

Ingress/Egress

Ingress/Egress routes have been proposed but have not been finalized. Ingress/Egress routes would require Temporary Work Area Easements (Standard Estate #15). This REP will be updated as soon as more information becomes available.

Disposal Sites

Alternative 7 would not require the need for a disposal site.

Borrow Sites

Alternative 7 would not require the need for a borrow site. All fill material will be locally sourced from an offsite location.

Table 1. Breakdown of Ownership

Feature	Ownership	Interest to be acquired/provided	Aprox acres to be acquired/provided
Section 1: Wall Section	Private	Permanent Easement for Flood Protection Standard Estate #9 Temporary Work Area Easement Standard Estate #15	.495 permanent .085 temporary
Section 1: Wall Section	Sponsor	Permanent Easement for Flood Protection Standard Estate #9	0
Section 1: Wall Section	Federal	Permanent Easement for Flood Protection Standard Estate #9	0
Section 2: Ceiling Section	Private	Permanent Easement for Flood Protection	.127 permanent

		Standard Estate #9 Temporary Work Area Easement Standard Estate #15	.153 temporary
Section 2: Ceiling Section	Sponsor	Permanent Easement for Flood Protection Standard Estate #9	0
Section 2: Ceiling Section	Federal	Permanent Easement for Flood Protection Standard Estate #9	0
Section 3: Levee Section	Private	Permanent Easement for Flood Protection Standard Estate #9 Temporary Work Area Easement Standard Estate #15	.15 permanent 1.67 temporary
Section 3: Levee Section	Sponsor	Permanent Easement for Flood Protection Standard Estate #9	2.18 permanent
Section 3: Levee Section	Federal	Permanent Easement for Flood Protection Standard Estate #9	0
Section 4: Levee Raise Section	Private	Permanent Easement for Flood Protection Standard Estate #9	2.11 permanent
Section 4: Levee Raise Section	Sponsor	Permanent Easement for Flood Protection Standard Estate #9	0
Section 4: Levee Raise Section	Federal	Permanent Easement for Flood Protection Standard Estate #9	.325 permanent

SECTION 3 - NON-FEDERAL SPONSOR OWNED LANDS, EASEMENTS, AND RIGHTS-OF-WAY

The non-Federal sponsor holds flood control easements over certain sections of the Project. The design team continues to assess options in coordination with this Feasibility Study/Environmental Assessment. At the time of this report, the information regarding the non-Federal Sponsor’s ownership of the LER required for this project is not yet available. Impacted parcels and acreages are still being determined at this time and the REP will be updated as soon as more information becomes available.

SECTION 4 - NON-STANDARD ESTATES

The use of non-standard estates is not anticipated to be required for this proposed project. If it is later determined that non-standard estates are necessary, a request for approval of the non-standard estate will be submitted to Headquarters for approval through Northwest Division separate from this REP.

SECTION 5 - EXISTING FEDERAL PROJECTS

Where there is an existing Federal project within the area proposed for a new project, such lands must be identified, and the sufficiency of those lands for the proposed project must be evaluated. In addition, the value of lands provided as an item of local cooperation for a previous Federal project are not included in the valuation of lands for the current proposed project, and no credit may be afforded for such interests.

Mill Creek Flood Control Project was built by the Federal Government, constructed by the Army Corps of Engineers in 1942. The Project was authorized by the Flood Control Act of 1938 [Public Law 75-761]. The Act; which allowed for two projects in the Walla Walla Valley, the Mill Creek Flood Control Project and the Mill Creek Channel authorized the construction, operation, and maintenance of the Project to protect the city of Walla Walla. The Project consisted of the Mill Creek Diversion Dam; the off-stream reservoir, Bennington Lake, Mill Creek Storage Dam, and the First Division Works, which was designed to distribute some of the excess flow into tributaries of Mill Creek (Figure 3). The overall project was designed to reduce the negative impacts of periodic flooding while preventing more extensive damage to the City and the agricultural lands in the vicinity. USACE completed the Mill Creek Flood Control Project in 1943 and released ownership of a portion of the channel to the Walla Walla County Mill Creek Flood Control District. In 1974, the Mill Creek Flood Control District dissolved and was replaced with the Mill Creek Flood Control Zone District. The Project is located approximately 3.5 miles east of the city of Walla Walla. The dam, the reservoir, and sections of the channel are owned and operated by USACE.

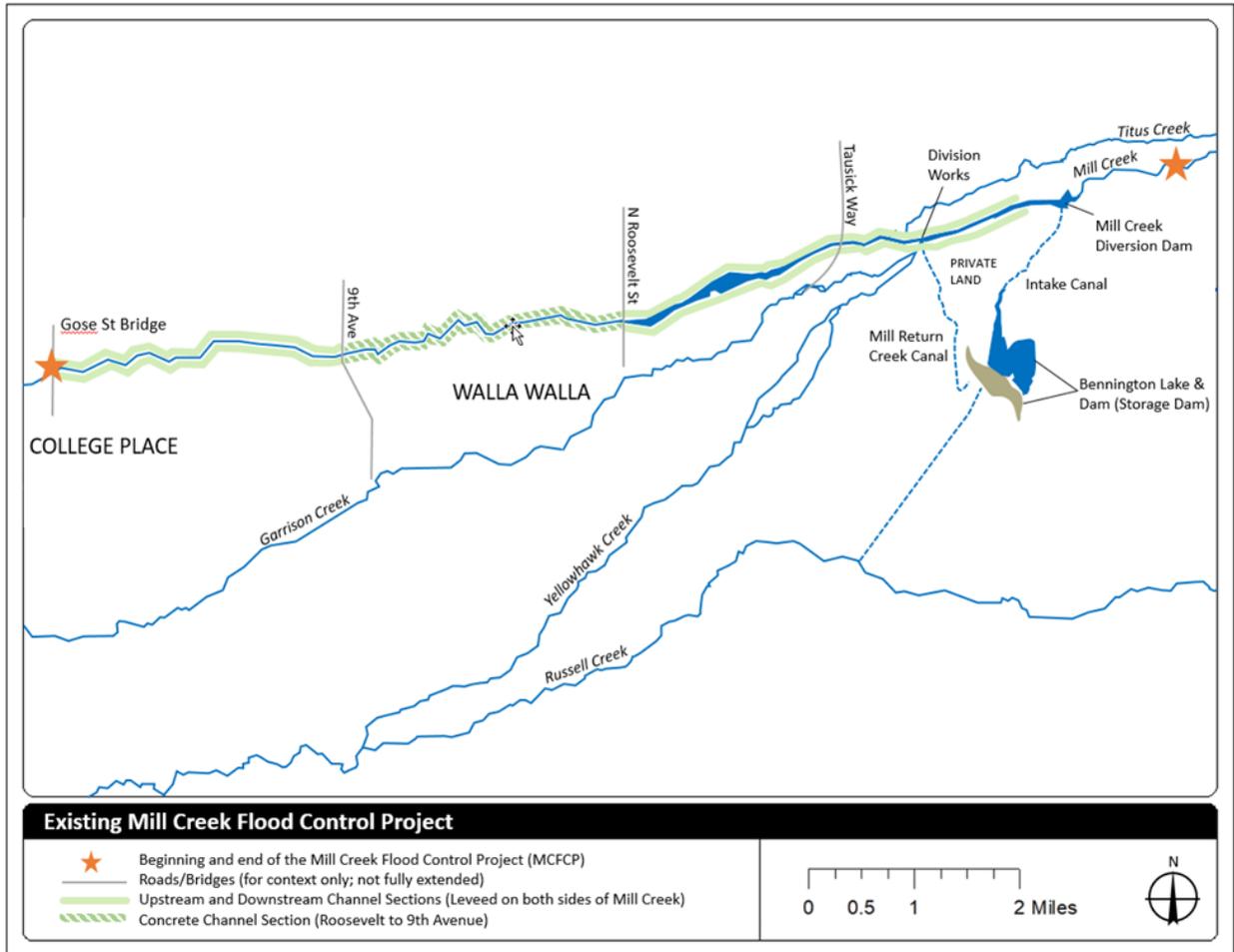


Figure 3. Existing Mill Creek Flood Control Project

SECTION 6 - FEDERALLY OWNED LAND

There is one parcel of Federal land that is within the LER required for the project. The Federal land is owned by the Corps and occupies 0.324 acres of the Mill Creek Project lands. Additional information will be added to the REP as it becomes available.

SECTION 7 - NAVIGATIONAL SERVITUDE

Exercise of Federal navigational servitude is not applicable to this proposed project and is not being invoked.

SECTION 8 - PROJECT MAP

Please see attached proposed project map **Exhibit A-1** through **A-3** for a delineated area of the project study footprint. Currently there is only a 10% design construction boundary footprint.

SECTION 9 - POTENTIAL FLOODING INDUCED BY CONSTRUCTION, OPERATION, OR MAINTENANCE OF PROJECT

The TSP would increase the maximum discharge through the system from the current design flow of 3,500 cfs to 3,700 cfs. This would provide higher flood risk reduction to the city of Walla Walla, but could potentially increase the amount of flood damages downstream of the Project where the levee section terminates at Gose Street.

Current operation of the Project includes initial diversion of flood flows into Bennington Lake when the flows reach 1,400 cfs. Operational changes associated with the recommended plan would increase this initial diversion flow to up to 1,700 cfs if conditions in the watershed and forecasts indicate the potential for a major flood event. Increasing this initial diversion flow would provide a higher level of flood risk reduction to the city of Walla Walla by conveying more floodwater through the system prior to beginning diversions, but could also increase the amount of, or frequency of, flood damages in limited areas downstream of the Project. The precise operational changes needed to optimize flood risk reduction benefits may be further defined later in this study process. Inundation maps will be provided to show area of affect as soon as that information is available.

SECTION 10 - REAL ESTATE BASELINE COST ESTIMATE

The Baseline Cost Estimate for Real Estate for the TSP is presented below. In accordance with Engineer Regulation (ER) 405-1-4 and Real Estate Policy Guidance Letter (PGL) No. 31, for projects in which the value of real estate (including lands, improvements, and severance damages) are not anticipated to exceed 10 percent of total project cost, a cost estimate or rough order of magnitude is acceptable for purposes of the feasibility phase. In the event where the value of real estate exceeds the 10 percent threshold, but is not greater than 30 percent a brief gross appraisal will be acceptable. When the value of the real estate exceeds 30 percent, a full gross appraisal will be required.

The values in Table 2 below are estimates only, and pre-acquisition appraisal services to determine the current actual market value of LER may be obtained if total real estate costs constitute more than 10 percent of the total proposed project costs. A contingency of approximately XX percent has been added into this estimate due to factors that cannot be evaluated at this time such as the proposed project being delayed, differences in the Preconstruction Engineering and Design, and higher relocation costs than projected. Also in Washington, closing costs and title work costs average approximately 10% of the total cost of acquisition, and this has been added into the estimate as well. The following LER estimate assumes Walla Walla area values to average approximately \$XX per acre for a market value fee purchase of land in the local market. Though most of the LER acquisitions will be easements, this \$XX an acre will be used to establish a baseline cost estimate for all Real Estate.

Table 2. Real Estate Baseline Cost Estimate

Non-Federal Sponsor Cost (Alternative 7)	ACRES	COST
Lands, Easements and Relocations (P.L. 91-646)	####	\$
Incremental RE Costs (XX% contingency)		\$
Facility/Utility Relocations (02 Account)		\$
Incremental RE Costs (XX% contingency)		\$
Subtotal LERRDs		\$
*Non-Federal Administrative Costs Estimated at 10% of LER costs		\$
Total Non-Federal Sponsor LERRDs		\$
Federal Cost		\$
**Federal Administrative Costs		\$
Total Real Estate Costs		\$

SECTION 11 - P.L.91-646 RELOCATION ASSISTANCE BENEFITS

The non-Federal sponsor is aware of the requirements of the Uniform Act (P.L. 91-646) and if relocations are required, the non-Federal sponsor will proceed in accordance with the Act. Currently, the TSP does not identify the displacement of any businesses or residences that are eligible for relocation assistance benefits under the Act.

SECTION 12 - MINERAL/TIMBER ACTIVITY

There is no known mineral activity currently occurring inside the proposed project area. There is no known timber harvesting within the proposed project boundary. A check of the existing easements for the current levee shows no mineral or timber rights to any of the existing easement owners or outside interests. It is recommended that a title search be done to determine if any mineral/timber rights exist on parcels being acquired for this proposed project.

SECTION 13 - NON-FEDERAL SPONSOR’S LEGAL AND PROFESSIONAL CAPABILITY TO ACQUIRE AND PROVIDE LANDS, EASEMENTS, AND RIGHTS-OF-WAY

A thorough assessment of the non-Federal sponsor’s legal and professional capability and experience to acquire, provide and perform LER has been completed through the assessment of the non-Federal sponsor’s real estate acquisition capability, which is in the format prescribed in ER 405-1-12, Appendix 12-E, and attached as Exhibit D. Based on the information provided by the non-Federal sponsor, the District’s overall assessment is that the non-Federal sponsor is anticipated to be “fully capable.” The meeting to determine the NFS acquisition capability has

been scheduled and will take place after the submission of this plan. The signed checklist will be added as Exhibit D as soon as the assessment has been completed.

SECTION 14 - APPLICATION OR ENACTMENT OF ZONING ORDINANCES

At this time there are no foreseen enactments of zoning ordinances to facilitate acquisition of real property in connection with this proposed project.

SECTION 15 - REAL ESTATE ACQUISITION SCHEDULE

Currently, the proposed project is anticipated to be implemented in phases, with construction beginning at the upstream end of the project area and progressing downstream. However, because the proposed project is only at 10 percent design, the anticipated phases have not yet been determined. The acquisition of Permanent Easements for Flood Protection, Temporary Work Area Easements, and Rights of Entry for Construction needed for the TSP would be accomplished over several months, with the acquisition of all of the real estate interests required for each respective phase completed in advance of contracting for construction of that phase.

SECTION 16 - FACILITY/UTILITY RELOCATIONS

The design team continues to assess options in coordination with this Feasibility Study/Environmental Assessment report. At the time of this report, the information regarding the facility and utility relocations required for this project is not yet available. Impacted parcels and acreages are still being determined at this time and this REP will be updated as soon as more information becomes available.

A preliminary assessment of facilities and utilities within the TSP footprint is ongoing and guidance set forth in Real Estate PGL No. 31 is being utilized. In accordance with PGL No. 31, the District Real Estate Office will draft a real estate assessment addressing whether the identified facilities/utilities are generally of the type eligible for compensation under the substitute facilities doctrine, and if the District has valid data or evidence that demonstrates it has identified an owner with a compensable interest in the property. The identified utilities will be added to this REP when that information becomes available as Exhibit B.

ANY CONCLUSION OR CATEGORIZATION CONTAINED IN THIS REPORT THAT AN ITEM IS A UTILITY OR FACILITY RELOCATION TO BE PERFORMED BY THE NON-FEDERAL SPONSOR AS PART OF ITS LER 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.

SECTION 17 - IMPACT ON REAL ESTATE ACQUISITION DUE TO SUSPECTED OR KNOWN CONTAMINANTS

The LER estimate is predicated on the assumption that all lands and properties are clean and require no remediation. A Phase I Environmental Site Assessment has not been completed for this project so the impact of known hazardous, toxic, and radioactive waste (HTRW) on the acquisition of LER are unknown at this time. This section will be updated as information becomes available. However, the following is information gathered by researching publicly available HTRW records in and around the study area.

- Superfund Enterprise Management System (SEMS):
 - Walla Walla District Corps of Engineers Headquarters Building (EPD ID: WA0001138189)
 - Stubblefield Salvage (EPD ID: WAN001002813)
 - Tausick Way Dump (EPD ID: WAN001002938)
 - Walla Walla Gas Manufacturing Site (EPD ID: WAD981763113)
 - Washington State Penitentiary (EPD ID: WASFN1002210)
 - Western Farm Services Inc. (EPD ID: WAD020235420)

There are no National Priorities List Superfund Sites in Walla Walla. There are no known “Superfund” sites or sites presently under CERCLA remediation or response orders identified in the proposed project area. The non-Federal sponsor fully understands its responsibilities for assessing the properties for any potential presence of hazardous waste materials as defined and regulated under CERCLA.

- Washington Department of Ecology, Integrated Site Information System (ISIS)
 - This database provides a selection of standard reports for clean-up sites, brownfields, under-ground storage tanks (UST), leaking under-ground storage tanks (LUST), and environmental covenants registry. The Walla Walla City Burdine Property located at 2690 East Issacs Avenue is the only brownfield site located in Walla Walla. The 15-acre site is located approximately a quarter mile from Mill Creek on the right bank downstream of the Tausick Way Bridge. The status of the site is currently awaiting clean-up.
- National Priority List (NPL)
 - Resource Conservation and Recovery Act is a national program management and inventory system about hazardous waste handlers. All generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide their information about their activities. In all, 28 locations were identified in Walla Walla.
 - Washington Department of Ecology UST: 71 records for Walla Walla UST’s were identified, hazardous materials stored in these UST include petroleum products, heavy metals, benzene, and hydrocarbons.

- Washington Department of Ecology LUST: 21 records for Walla Walla LUST's were identified. Thirteen of the LUST's are confirmed above cleanup levels for groundwater, two are below cleanup levels for groundwater and contain petroleum and lead.
- Overall, the ISIS database identifies 99 contaminated sites within Walla Walla. Of these, 10 are awaiting cleanup, 15 have started cleanup, 1 is in active operations, and 73 have been designated as No Further Action (NFA) is needed.

SECTION 18 - SUPPORT/OPPOSITION FOR THE PROJECT

There is no known opposition by Local, State and Tribal stakeholders. This proposed project enjoys popular broad based support from the communities of Walla Walla and College Place. The landowners who own the land adjoining the proposed project footprint have not been contacted in regards to their opinion about the project. The public review period is scheduled for January 15, 2019 until February 15, 2019. A public meeting is tentatively scheduled following the public review period. All information gathered from the public review period and public meeting will be added to this REP as more details become available.

In October of 2018, USACE officially invited the Environmental Protection Agency (EPA), the National Marine Fisheries Service (NMFS), the U.S. Fish and Wildlife Service (USFW), the U.S. Forest Service (USFS), the National Park Service (NPS), the Confederated Tribes of the Umatilla Indian Reservation (CTUIR), the Washington State Department of Ecology (WADoE), and the Washington State Historic Preservation Office (WASHPO) to participate in the GI study as cooperating agencies under NEPA, WADoE accepted the USACE invitation in November 2018 and a formal Memorandum of Understanding (MOU) was signed in February 2019. As a cooperating agency, WADoE's role includes assisting the Corps by participating in the NEPA process, developing information, and preparing environmental analyses specific to their area of expertise and participating in document technical reviews.

NMFS, USFW, USFS, NPS, CTUIR declined formal cooperating agency status, however, they are participating as coordinating agencies meaning that they will assist in identifying issues and provide specific information, data, and analyses related to their areas of expertise.

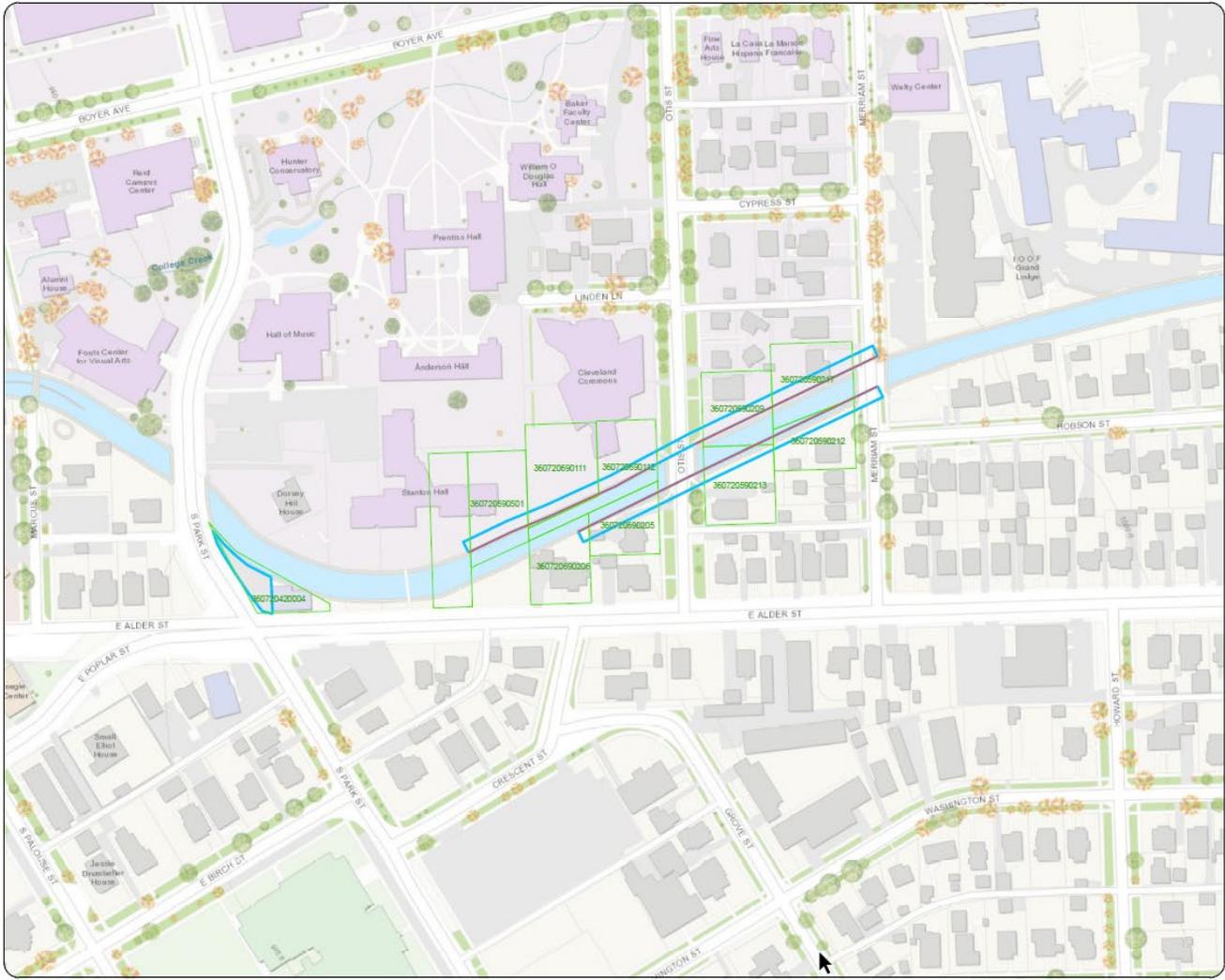
SECTION 19 - NON-FEDERAL SPONSOR NOTIFICATION OF RISKS OF PRE-PPA ACQUISITION

The non-Federal sponsor has been advised in writing of the risks associated with acquiring land prior to the execution of the Project Partnership Agreement. A copy of this letter will be posted as Exhibit E once the signed document is returned.

SECTION 20 - OTHER REAL ESTATE ISSUES

There are no other real estate issues to note currently.

EXHIBIT A - PROJECT AREA MAPS



Mill Creek GI
Tentatively Selected Plan:
Wall Section

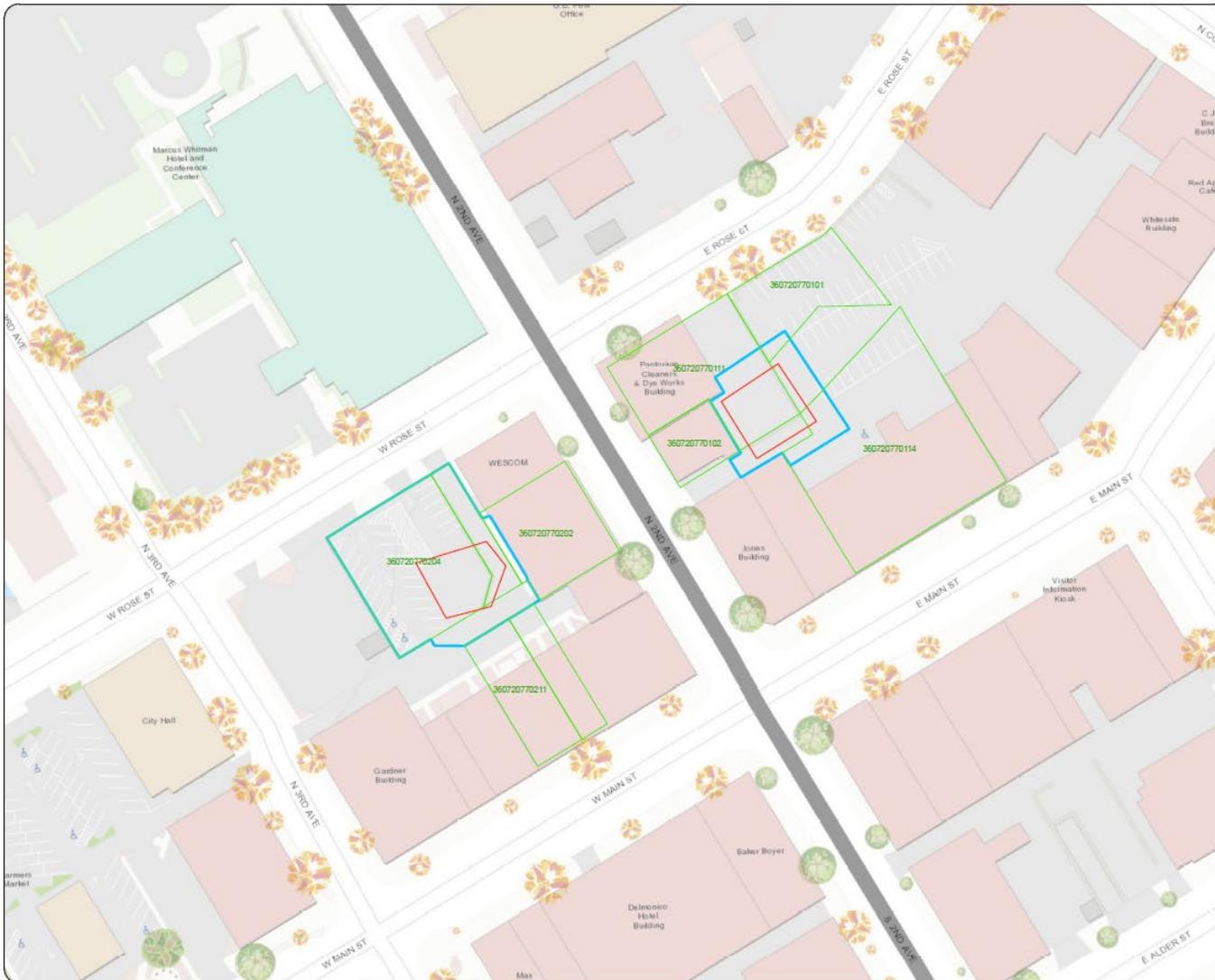
- Wall Section
- Easement
- WW County Tax Lots, 2018

60 0 60 Yards
 200 0 200 Feet

US Army Corps of Engineers
 Walla Walla District

MAP ID: MillCreekTSP parcels_2020109
 DATE: 10/2/20
 DISCUSSION:
 This product was produced from geospatial information by the U.S. Army Corps of Engineers. Geospatial data and products may be developed from sources of differing accuracy, accurate only at certain locales, based on modeling or interpretation, incomplete while being created or revised, etc. Using this product for purposes other than those for which it was intended may yield inaccurate or misleading results. The U.S. Army Corps of Engineers assumes no liability for correctness or accuracy, and reserves the right to correct, update, or modify geospatial data and/or products without notification.

Map 1. Mill Creek GI – Tentatively Selected Plan: Wall Section



Mill Creek GI
Tentatively Selected Plan:
Ceiling Section

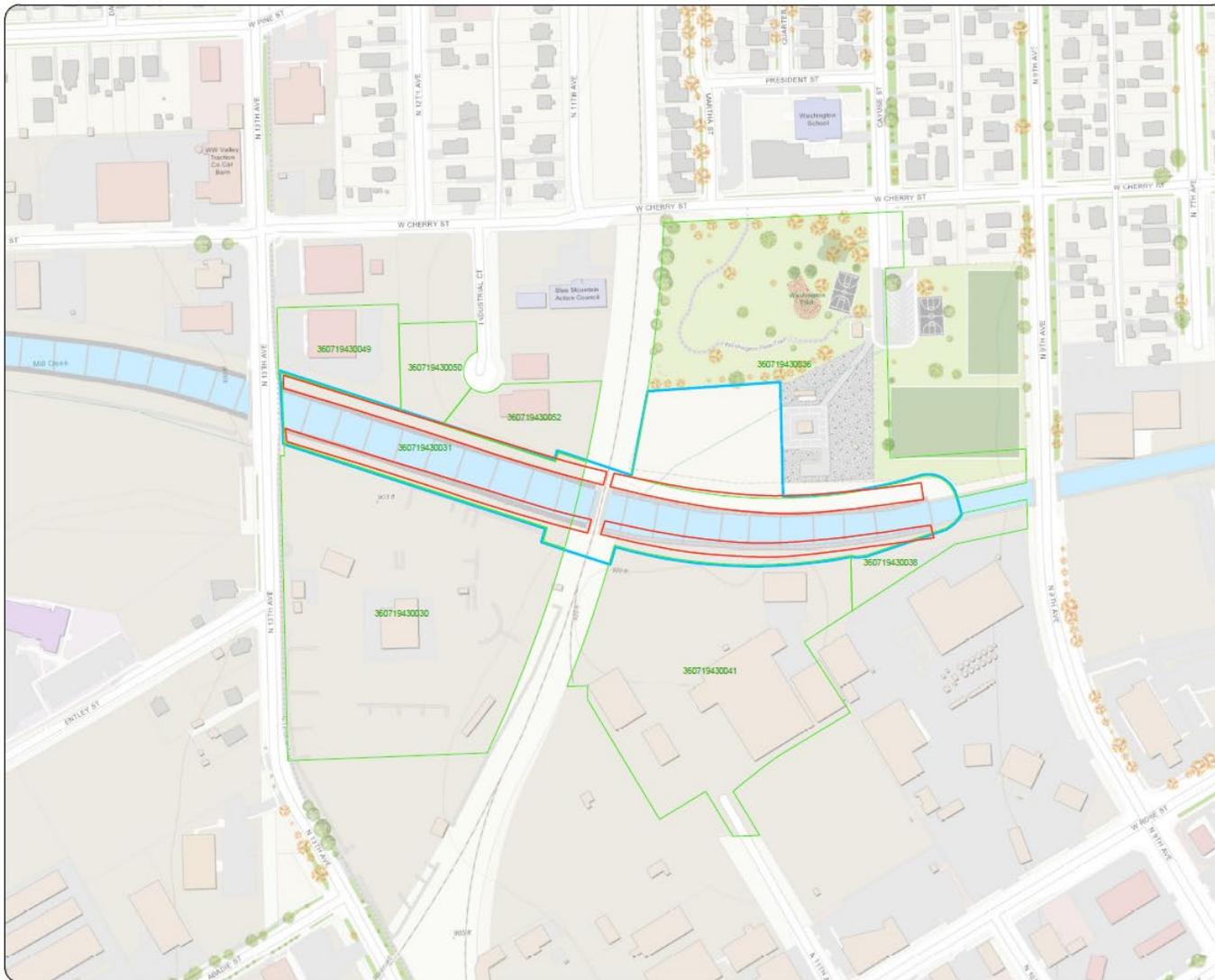
- Ceiling Section
- Easement
- WW County Tax Lots, 2018

30 0 30 Yards
 100 0 100 Feet

US Army Corps of Engineers
 Walla Walla District

MAP ID: MillCreekTSPpanels_20200109
 DATE: 4/9/2020
DISCLAIMER
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Map 2. Mill Creek GI – Tentatively Selected Plan: Ceiling Section



Mill Creek GI
Tentatively Selected Plan:
Levee Section

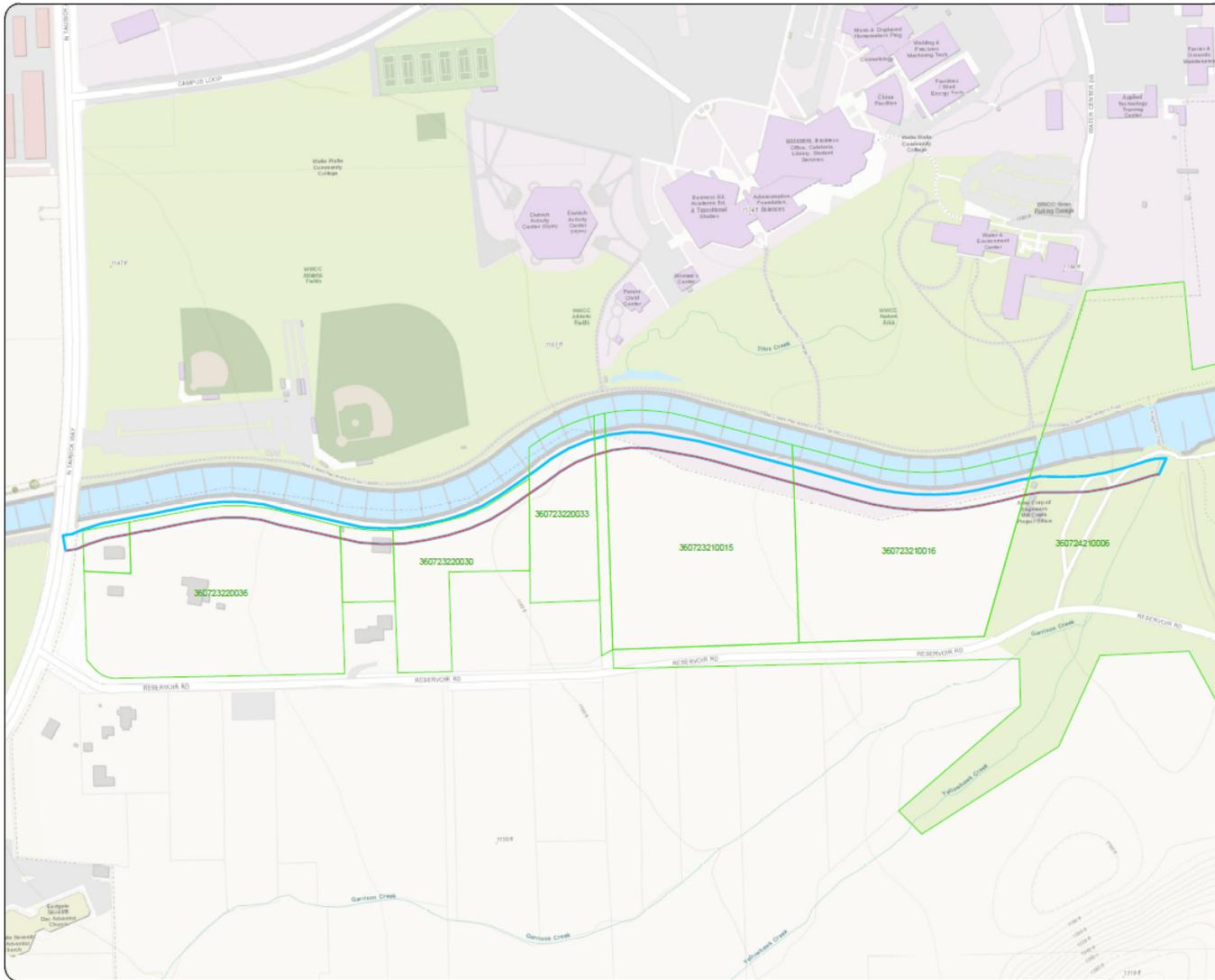
- Levee Section
- Easement
- WW County Tax Lots, 2018

80 Yards
 250 0 250 Feet

US Army Corps of Engineers
 Walla Walla District

MAP ID: MillCreekTSP parcels_20200109
 DATE: 1/9/2020
DISCLAIMER
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Map 3. Mill Creek GI – Tentatively Selected Plan: Levee Section



Mill Creek GI Tentatively Selected Plan: Levee Raise Section

- Levee Raise Section
- Easement
- WW County Tax Lots, 2018

The inset map shows the Walla Walla Valley region, including Walla Walla Regional Airport, Walla Walla, and Reservoir Lake. A red square highlights the location of the Mill Creek GI project. A scale bar indicates 100 Yards and 300 Feet. A north arrow is also present.

US Army Corps of Engineers
Walla Walla District

MAP ID: MillCreekTSP parcels_2020109
DATE: 1/9/2020

DISCLAIMER
This product was produced from geospatial information by the U.S. Army Corps of Engineers. Geospatial data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete when being created or revised, etc. Using this product for purposes other than those for which it was intended may yield inaccurate or misleading results. The U.S. Army Corps of Engineers assumes no liability for correctness of accuracy, and reserves the right to correct, update, or modify geospatial data and/or products without notification.

Map 4. Mill Creek GI – Tentatively Selected Plan: Levee Raise Section

EXHIBIT B – MAP OF UTILITIES

Utility map will be added here.

DRAFT

EXHIBIT C – INGRESS/EGRESS AND STAGING AREA MAP

Ingress/egress and staging map will be added here.

DRAFT

EXHIBIT D – ASSESSMENT OF NON-FEDERAL SPONSOR’S ACQUISITION CAPABILITY

ACC will be added here.

DRAFT

EXHIBIT E – NON-FEDERAL SPONSOR NOTIFICATIONS OF RISKS OF PRE-PPA ACQUISITION

Risk letter will be added here.

DRAFT