



**US Army Corps
of Engineers®**
Los Angeles District

Prado Basin Ecosystem Restoration and Water Conservation Study

APPENDIX O Real Estate Plan

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1. PURPOSE

This appendix is prepared in accordance with Engineering Regulation (ER) 405-1-12, 12-16, Real Estate Plan, and presents the real estate requirements for the Prado Basin Ecosystem Restoration and Water Conservation Study Tentatively Selected Plan (TSP), described below. The Orange County Water District (“OCWD”) is the Non-Federal Sponsor (“NFS”) for the study.

1.1 Project Purpose

This dual-purpose study identifies opportunities to restore environmental resources (ecosystem restoration) and to extend existing water conservation operations (water conservation) upstream of Prado Dam in Prado Basin. In addition, this study investigates ecosystem restoration benefits downstream of Prado Dam within the first 7 miles of the Lower Santa Ana River floodplain, as known as Reach 9.

The restoration measures have been developed to restore the quality and function of aquatic, riparian, and transitional habitats within the study area, and to address obstacles to regional wildlife movement for both terrestrial and aquatic species. The need for restoration of habitat and wildlife corridors associated with the Santa Ana River, its tributaries and Prado Basin can be attributed to changes in ecological processes and reduction of habitat extent and quality. Losses of habitat and ecological function have been caused by flood risk management practices, agricultural conversion and changes in land use throughout the watershed. These trends were driven by population growth and development throughout the region that intensified and accelerated throughout the 20th Century and that are still underway.

The water conservation purpose is to increase water retention at Prado Dam, which would be released to support groundwater recharge along the Santa Ana River Watershed downstream of Prado dam. Expanding the existing water conservation operations at Prado Dam to impound more water and then releasing stored water in a controlled manner would increase the optimization of recharge associated with aquifers in the downstream reaches of the Santa Ana River. The proposed increase in water conservation operations will require adjustments to the timing and flow rate of releases at Prado Dam, which in turn increases the quantity of water provided to downstream intake structures owned and operated by the NFS. The NFS is seeking additional cost-effective water sources for its service areas. Water conservation provides a reliable source of water to the OCWD service area given the vulnerability of supplies from the California State Water Project and Colorado River. The proposed water conservation measures also address the potential for earthquakes or other catastrophic events to disrupt the supply of imported water from distant sources to supply growing demands in Orange County downstream of Prado Dam.

1.2. Study Authority

The Prado Basin, California study was authorized by study resolution dated May 8, 1964 by the Committee on Public Works, U.S. House of Representatives as follows:

“Resolved by the Committee on Public Works of the House of Representatives, United States, that the Board of Engineers for Rivers and Harbors is hereby requested to review the reports on (a) San Gabriel River and Tributaries, published as House Document No. 838, 76th Congress, 3d Session; and (b) Santa Ana River and Tributaries, published as House Document No. 135, 81st Congress, 1st Session; and (c) the project

authorized by the Flood Control Act of 1936 for the protection of the metropolitan area of Orange County, with a view to determining the advisability of modification of the authorized projects in the interest of flood control and related purposes.”

In addition, Section 401(a) of the Water Resources Development Act of 1986, which authorized the Santa Ana River Mainstem (“SARM”) Project for flood control, provides the authority for inclusion of water conservation in this study:

"If a Non-Federal Sponsor agrees to pay at least 50 percent of the cost of such investigation, the Secretary is authorized to investigate the feasibility of including water supply and conservation storage at Prado Dam."

1.3. Tentatively Selected Plan

Projects which produce both National Economic Development (NED) benefits and National Ecosystem Restoration (NER) benefits will result in a “best” recommended plan so that no alternative plan or scale has a higher excess of NED benefits plus NER benefits over total project costs. The best plan shall maximize the sum of net NED and NER benefits, and offer the best balance between the two Federal objectives (Ecosystem Restoration and Water Conservation).

This Real Estate Plan (REP) defines the real estate requirements for the best Plan (Best Buy Plan 11 with Water Conservation), referred to herein as the Tentatively Selected Plan or TSP. The TSP encompasses the most efficient combination of measures to address the two Federal objectives. The chart below provides an overview of the measures which are included in the TSP. Focal Areas referenced in the chart below are the primary areas of opportunity within the study boundary, and will be described in section

2 of this plan. A brief description of the measures is provided below.

Tentatively Selected Plan Summary

Measures	Focal Areas			
	SARM Upstream	SARM Downstream	Chino Creek	Mill Creek
Water Conservation				
Sediment Management	Sediment Management			
Invasive Plant Management	Invasive Plant Management	Invasive Plant Management	Invasive Plant Management	Invasive Plant Management
Native Plantings	In-stream habitat features	Native Plantings	Native Plantings	Native Plantings
Riparian Edge Management		Chino Creek Channel Restoration		
Cowbird Trapping		Cowbird Trapping	Cowbird Trapping	
Non-native aquatic fauna management				

Water Conservation: The Water Conservation Measure proposes to increase the water surface elevation at Prado Dam to operate up to 505 ft. mean sea level (MSL) year-round. Existing water conservation operations per the Prado Dam Control Plan allows water to be retained to 498ft. water surface elevation (WSE) during flood season, and to 505 WSE during the non-flood season. An increase of the non-flood season pool to elevation 505ft. would allow the capture of an additional 10,700 acre-feet of water per year. The proposed increase in existing water conservation operations will not require any additional LERRDS acquisition by the NFS. The United States of America (“Government”) acquired the right to flood all lands below elevation 556ft. in support of the construction, operation, and maintenance of Prado Dam in 1941. The water conservation pool is within Prado Basin below elevation 505’.

Invasive Plant Management: The Invasive Plant Management measure includes the removal of the initial biomass of invasive plants and follow on herbicide application and biomass removal techniques for a period of five years. The measure also includes the planting and management of native species to promote the re-establishment of native vegetation communities in areas that have been treated to remove invasive plants. Once the initial biomass of invasive vegetation is removed from a target area, regular inspection and maintenance would occur over the 50 year life of the project to ensure that invasive plants are not re-established in treated areas.

Native Plantings: The Native Plantings Measure will be carried out at locations identified for restoration of native vegetation where minimal removal of invasive plants is required prior to re-vegetation with native plants. Plantings will include seeding, pole staking, and planting of nursery-grown plants at areas that have reduced vegetative cover.

Chino Creek Channel Restoration: Chino Creek Channel Restoration Measure proposes the construction of a new shallow channel along the west side of Chino Creek between Euclid Avenue and Pine Avenue. The shallow channel promotes riparian habitat growth over areas that currently do not receive enough water to support riparian habitat. A portion of Chino Creek will be filled in order to force the water into the new shallow channel. This measure includes the construction of a diversion pipe and bio-engineered invert stabilizers.

Cowbird Trapping: The Cowbird Trapping Measure proposes to provide for better control of this non-native avian species. The Cowbird threatens the Least Bell Vireo within the study area. The Least Bell Vireo is a native bird on the Federal list of endangered species. The components of the measure include trapping and other population control

techniques. An intensive trapping effort will be conducted during the first five years, followed by monitoring and situational responses to any observed re-intrusion of cowbirds into the restoration areas. At a density of one trap per 250 acres, 22 traps will be placed initially. A smaller number of traps will be maintained after the initial five year period, with a maximum of 5 traps.

Non-Native Aquatic Species Management: The Non-Native Aquatic Species Management Measure includes activities to control and/or remove invasive aquatic fish species. The focus is on large predatory fish species, such as carp, bass, and catfish that prey on the native fish. A combination of removal techniques such as netting, seining or electroshocking are proposed to be used. These activities will likely occur after flushing flows have pushed a percentage of the non-native species downstream. Each area will have semi-annual trapping events implemented for the first five year period, followed by monitoring and annual events when aquatic invasive species are detected at levels warranting additional removal.

Sediment Management: The Sediment Management Measure proposes sediment removal from Prado Basin, and re-entrainment of sediment into the lower Santa Ana River below Prado Dam. Sediment re-entrainment will be accomplished by mixing sorted sand with water that will then be pumped as a slurry around the Auxiliary Dike of the Prado Dam and then discharged at the end of the downstream outlet channel structure. Pumps will be used to deliver the slurry via two 24-inch diameter pipes over a length of 2,600 feet each. Using the sediment trap, approximately 2,552,000 cubic yards of material will be removed from Prado Basin over a 50 year period. During years 2 to 5, a total of approximately 1,149,652 cubic yards will be re-entrained and during years 6 to 50, approximately 600,000 cubic yards of

material will be re-entrained annually into the lower Santa Ana River.

In-Stream Habitat Features: The In-Stream Habitat Features Measure proposes to enhance habitat for native fish such as the Santa Ana sucker and arroyo chub. A total of 15 in-stream habitat features, measuring 70 ft. x 100 ft. (7,000 sq. ft.) each will be constructed. These features will induce upstream sediment deposition and localized downstream scour, expose coarser grained sediment in localized scour areas to serve as fish habitat, and sequester sediment being re-entrained into Reach 9 as a part of the sediment management measure to help combat observed and expected channel incision.

Riparian Edge Management: The Riparian Edge Management measure consists of invasive plant removal, native plantings, vegetation trimming and maintenance to maintain a thriving riparian edge habitat for neo-tropical migratory birds. It also provides a buffer to more interior habitats from potential road effects. Riparian edge management will be conducted along the proposed sediment removal trap channels that will be constructed as part of the sediment management measure and an existing diversion channel owned by the NFS.

In support of the TSP, this Real Estate Plan, an appendix to the Integrated Feasibility Report will fully describe the lands, easements, and rights-of-way, relocations, and disposal sites (LERRD) required for construction, operation, and maintenance of the project. The Real Estate Plan includes other pertinent information on NFS ownership of land, proposed non-standard estates, existing Federal projects and ownership, required relocations under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (P.L. 91-646, as amended) (“the Uniform Act”), presence of contaminants, and other real estate/project related issues as required by ER 405-1-12. This real estate plan is tentative in nature for planning purposes only and both the final real estate acquisition lines and the estimate of value are

subject to change even after approval of the report.

2. DESCRIPTION OF LANDS, EASEMENTS, RIGHTS OF WAY, RELOCATIONS AND DISPOSAL SITES (LERRD)

Study Area Description:

Prado Dam

Prado Dam, located approximately 45 miles east Los Angeles at the confluence of the Santa Ana River, Chino Creek, Cucamonga Creek and Temescal Wash, is the downstream element of the Santa Ana River (SAR) flood reduction system. Access to Prado Basin from the south is provided by the Riverside Freeway (SR91) via Lincoln Avenue, and from the west by SR-71 via Euclid Avenue (SR-83) and Pomona Rincon Road.

Additionally, roads including El Prado Road, Chino-Corona Road, Hellman Avenue and Archibald Avenue serve the north portion of the Basin. River Road, Corydon Street and Auburndale Street provide access to the eastern portion of the Basin.

Prado Dam was constructed in 1941 by the U.S. Army Corps of Engineers (“Corps of Engineers,” or “Corps”) to provide flood risk management for downstream communities in Orange County, California. Construction of Prado Dam was authorized by the Flood Control Act of 1936, as amended (Public Law 74-738), as part of the general plan for construction of flood control facilities in the Santa Ana River Basin in southern California. Water conservation is an authorized use of Prado Dam. As originally designed, Prado Dam provides flood protection downstream in Orange County up to 70-year storm event level. Modifications to Prado Dam were authorized in 1986 via the Water Resources Development Act, PL 99-662 as part of the Santa Ana River Mainstem, Including Santiago Creek Flood Control Project. These modifications consisted of raising the height of the dam 30 feet, building a new intake tower and constructing improvements to the dam’s outlet works,

constructing dikes in the basin to protect property from project related flooding, and raising the height of the adjacent spillway by 20 feet.

Ultimately, the modifications to Prado Dam and Basin will add an additional 140,000 acre-feet of water capacity and a substantial increase in the level of flood protection from a 70-year event to a 190-year event. Upon completion, Prado Basin will be redefined from the 556-ft elevation contour to include all lands below 566-ft elevation contour. Lands uses within the approximately 1,660-acre delta between elevations 556-ft and 566-ft will be constrained to those compatible with the flood control project. Modifications to Prado Dam are estimated to prevent approximately 15 billion dollars in damages to downstream communities in an anticipated project level storm event.

Prado Basin

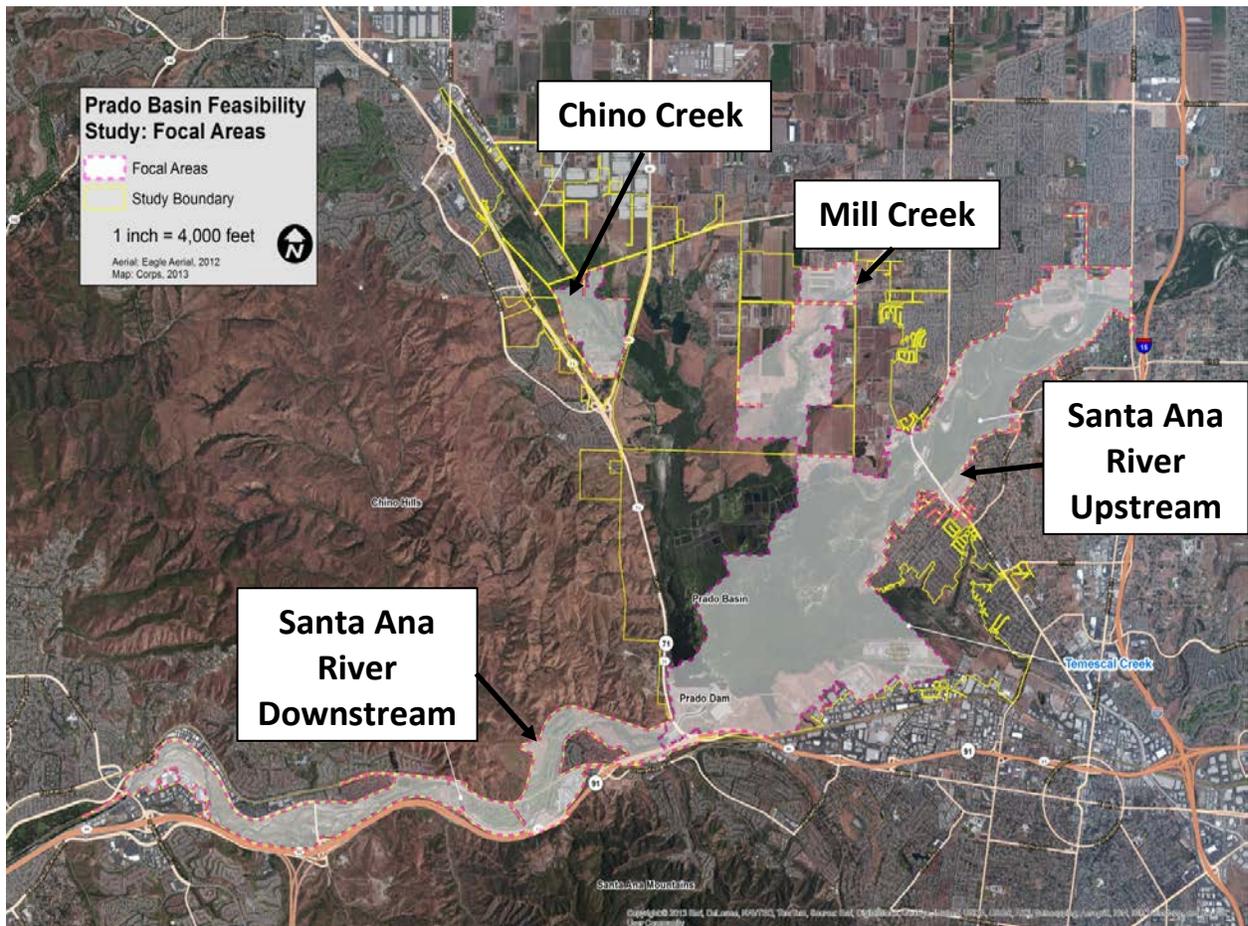
Prado Basin comprises more than 11,500 acres, of which 4,100 acres are riparian habitat (mostly willow woodland) and 4,823 acres are recreation area (1041 acres developed/3,782 acres undeveloped). The Flood Control Act of 1944, as amended (Public Law 78-534), authorized the Corps to construct, maintain, and operate public park and recreation facilities at water resource development projects. The law also permitted the Corps to authorize local interests to construct, maintain, and operate recreational facilities. Riverside County, the City of Corona, and San Bernardino County are the primary Lessees of recreation in Prado Basin. Constructed facilities within the recreation lease areas include El Prado Golf Course, Riverside Park, Oranco Bowmen Archery Range, Splatter S Duck Club, Corona Municipal Airport, and Butterfield Park.

The NFS owns approximately 2,400 acres of land in Prado Basin, which includes 465 acres of constructed wetlands. The Prado Wetlands are designed to remove nitrogen and other chemicals from the Santa Ana River before the water flows downstream where it is diverted into OCWD's surface water recharge system. The NFS also maintains a recreation lease on its land in Prado Basin with the Raahauge's Hunting Club.

Santa Ana River Downstream of Prado Dam (Reach 9)

The Santa Ana River immediately downstream of Prado Dam, commonly referred to as Reach 9, is a soft bottom section of the Lower Santa Ana River (LSAR) located downstream of Prado Dam beginning in Riverside County, California and extending downstream approximately 7 miles into Orange County, California. The downstream end of Reach 9 is marked by a grade control structure located approximately 350 feet downstream of the Weir Canyon Road Bridge, where the river transitions from a relatively natural channel to an engineered channel, continuing to the Pacific Ocean. In connection with the modifications authorized to Prado Dam, The SARM Project included improvements within Reach 9 to address potential scouring as a result of the need to pass 30,000 cfs through the Santa Ana River. The improvements provide bank protection for the adjacent SR-91 Riverside Freeway in addition to areas along the Santa Ana River up to Weir Canyon Road, which could be damaged by scouring from releases upstream at Prado Dam.

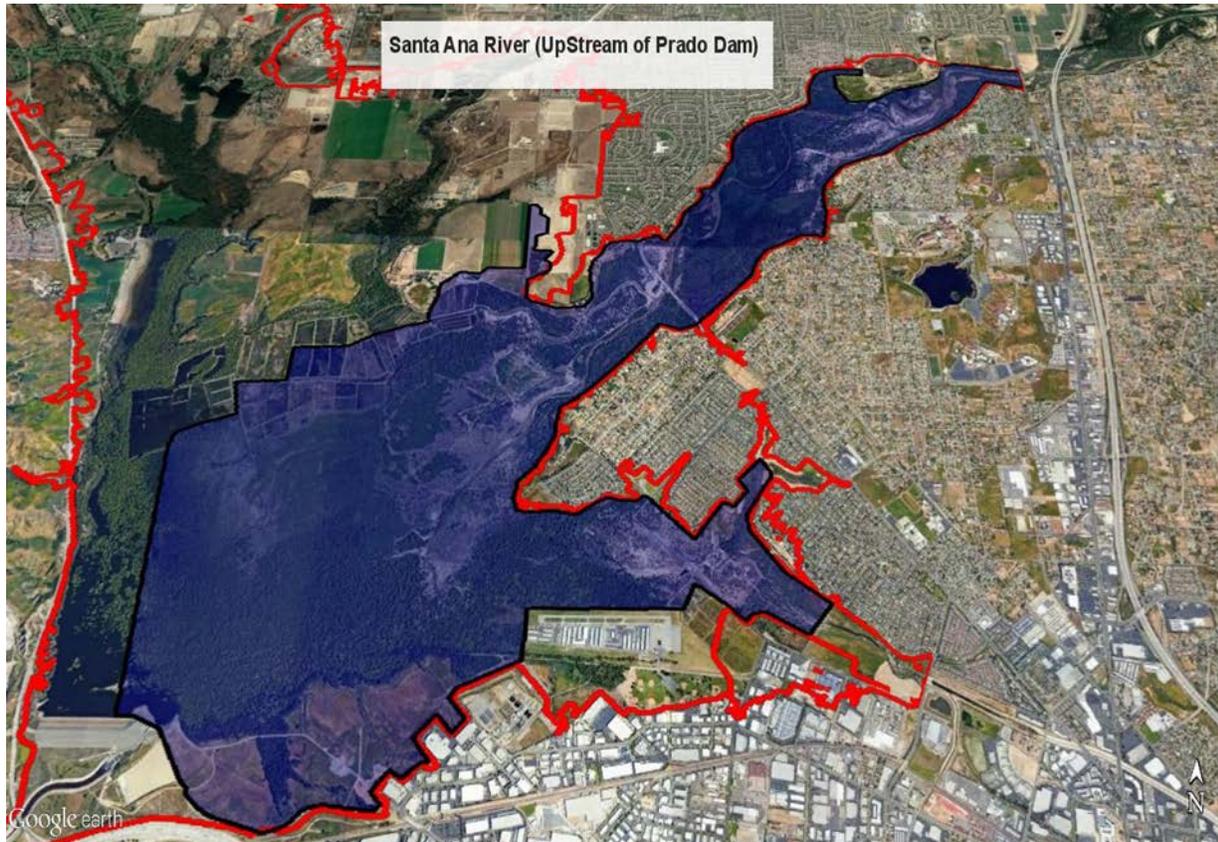
2.1 Study Boundary



The study boundary upstream of Prado Dam is approximately 50 square miles within which all storm water and groundwater flows drain into Prado Basin. Four major watercourses drain into Prado Basin: Chino Creek, Mill Creek, Santa Ana River, and Temescal Creek. Chino Creek channel drains the western boundary of the study watershed area. Cucamonga and Day Creeks are concrete lined channels traversing the center of the study area and merge to form Mill Creek before entering the Prado Basin. The Santa Ana River is the main watercourse entering the Basin from the northeast, and Temescal Creek enters near the southern boundary of the Basin. The study area encompasses the Mill

Creek, Chino Creek, and Santa Ana River in Prado Basin focal areas and extends downstream of Prado Dam along the Santa Ana River for approximately 7 miles.

2.1.1 Description of LERRDS for the Santa Ana River (U/S of Prado Dam) Focal Area



The Santa Ana River Upstream of Prado Dam focal area is located entirely within Prado Basin. Prado Dam is a Federal Flood Risk Management Project constructed by the Corps of Engineers in 1941. Implementation of the measures in the Santa Ana River Upstream of Prado Dam focal area will require fee title to 3,865 acres of land in Prado Basin. The project will utilize 3,537 acres of fee owned Government land in support of the measures proposed in Santa Ana River Upstream of Prado Dam focal area. The Government land was acquired during the construction of Prado Dam. The Corps manages the land and operation of the dam. The NFS owns 1,428.07 acres of land in fee within the Santa Ana River Upstream focal area. The project will require access to 328

acres of land owned in fee by the NFS to support the proposed measures.

The following table lists the acreages and estate needed to implement the TSP within the Santa Ana River (Upstream) focal area:

SARM (Upstream)								
MEASURE	Estate Required	U.S. OWNED (Acres)	# of Parcels	NFS OWNED (Acres)	# of Parcels	ACQUISITION REQUIRED (Acres)	# of Parcels	TOTAL ACREAGE (Per Measure)
Invasive Plant Management	Fee	124	TBD	124	TBD	N/A	N/A	248 (see Note below)
Native Plantings	Fee	N/A	N/A	43	3	N/A	N/A	43 (see Note below)
Riparian Edge Management	Fee	15	TBD	20	TBD	N/A	N/A	35 (see Note below)
Sediment Management	Fee	210	TBD	153	TBD	N/A	N/A	363 (see Note below)
Non-Native Aquatic Species Management	Fee	40	8	29	18	N/A	N/A	69 (see Note below)
Cowbird Trapping	Fee	3,537	TBD	328	TBD	N/A	N/A	3,865

Note: The Invasive Plant Management, Native Planting, Riparian Edge Management, Sediment Management, and Non-Native Aquatic Species Management footprints are included within the Cowbird Trapping footprint.

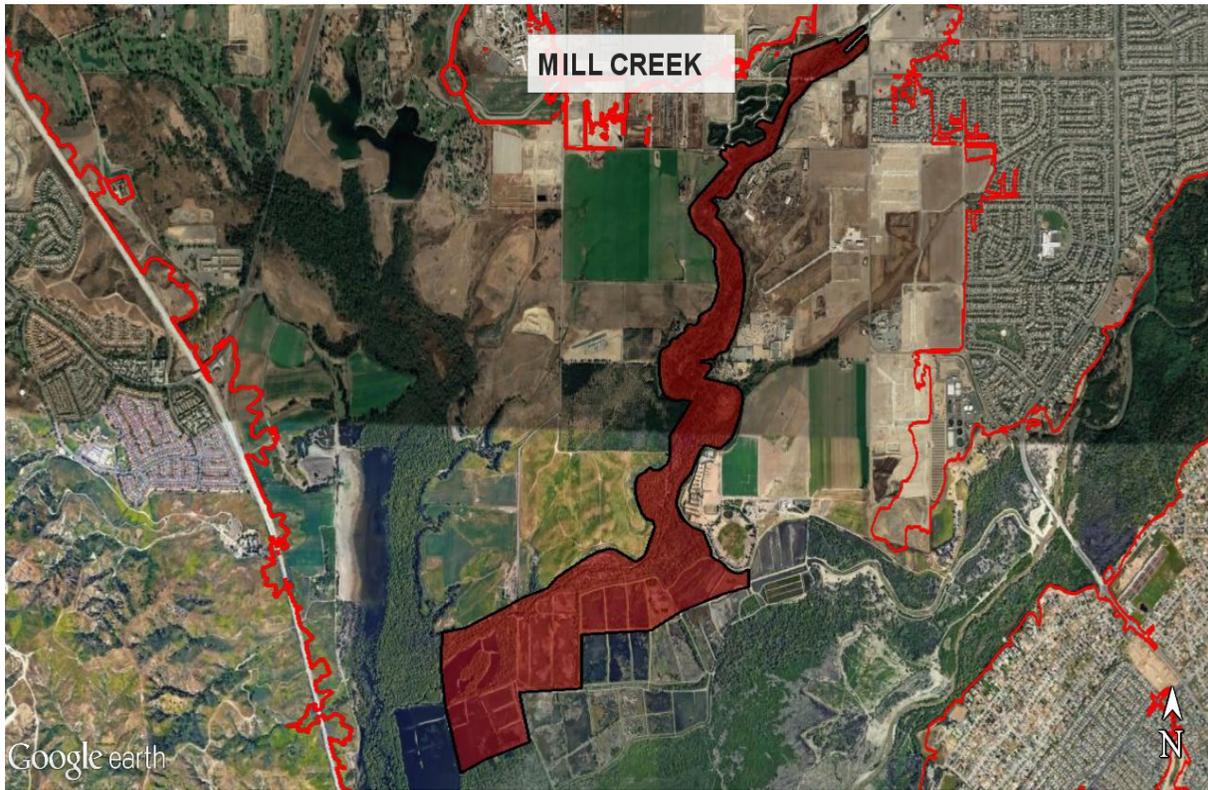
The invasive plant management measure requires 248 acres of land in fee within the Santa Ana River Upstream focal area. The specific parcels for the proposed 248 acres of invasive plant management measure have not been selected¹.

The locations for the traps for the Cowbird Trapping measure have not been selected, but will be placed in locations where the Cowbird population is centralized and the

¹ For purposes of estimating the real estate cost associated with the SARM (Upstream) focal area, half of the 248 acres for the Invasive Plant Management measure will be on land owned by the NFS. The remaining 124 acres will be implemented on lands owned in fee by the Corps.

location of the traps will change as populations of Cowbirds migrate within the focal area.

2.1.2 Description of LERRDS for the Mill Creek Focal Area



Mill Creek is a tributary into Prado Basin that is concrete lined upstream of Hellman Avenue. Downstream of Hellman, the creek has a natural sandy vegetated invert as it enters into the basin limits. Since it is mostly concrete lined along most of the watershed, it introduces very little sediment inflows into Prado basin causing incised erosion of the creek bed downstream of Chino Corona Road.

Implementation of the measures proposed in the Mill Creek focal area will require 452 acres of fee owned land. The Mill Creek focal area has five landowners. Three of the landowners are government entities or public agencies. These include the Government (USACE), the NFS, and the County of San Bernardino. The Government owns 180 acres in fee, and the NFS owns 200 acres in fee which will be used in support of the proposed

measures. The two remaining landowners are HV Properties and TH Miramonte Partners.

These landowners own 72 acres that are necessary to implement the Mill Creek measures, and will be acquired in fee by the NFS.

The following table lists the acreages and the estate needed to implement the TSP within the Mill Creek focal area:

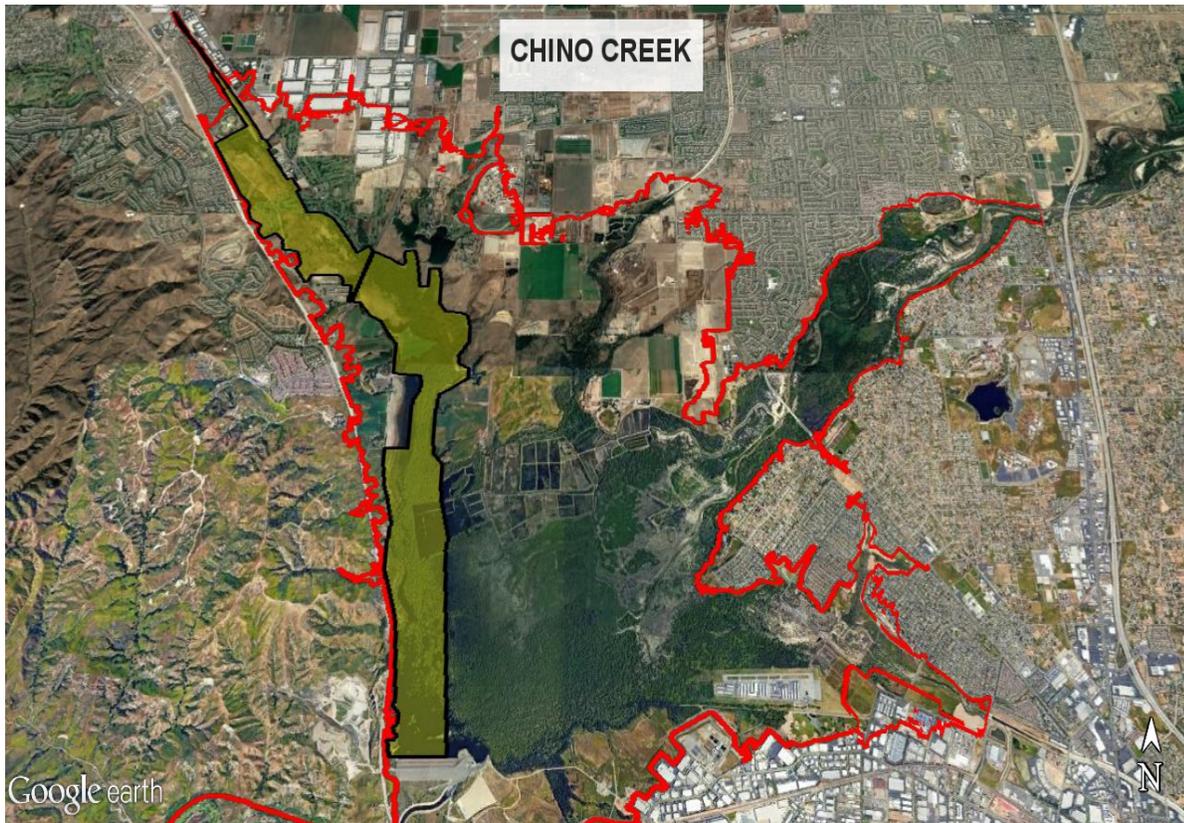
MILL CREEK								
MEASURE	Estate Required	U.S. OWNED (Acres)	# of Parcels	NFS OWNED (Acres)	# of Parcels	ACQUISITION REQUIRED (Acres)	# of Parcels	TOTAL ACREAGE (Per Measure)
Invasive Plant Management	Fee	29	TBD	30	TBD	N/A	N/A	59 (see Note below)
Native Plantings	Fee	N/A	N/A	17	2	N/A	N/A	17 (see Note below)
Cowbird Trapping	Fee	180	6	200	8	72	4	452

Note: The Invasive Plant Management and Native Planting footprints overlap with the Cowbird Trapping footprint.

Cowbird trapping will occur throughout the Mill Creek focal area and will require 452 acres of fee owned land. Since the Cowbird Trapping footprint covers the entire focal area, the Invasive Plant Management and Native Planting footprints are captured within the Cowbird Trapping footprint. The NFS owns 200 acres in fee which the project will utilize for the cowbird trapping measure. The Government owns 180 acres in fee which will be used for the cowbird trapping measure. Acquisition of an additional 72 acres owned by the County of San Bernardino, HV Properties LLC, and TH Miramonte Investors LLC is required by the NFS in support of the cowbird measure.

The Invasive Plant Management and Native Planting measures will require 59 acres of fee owned land for implementation. The NFS owns 30 acres and the Government owns 29 acres which will be used to implement the Invasive Plant Management and Native Planting measures. Upon removal of the initial biomass of invasive plants, 17 acres of native plants will be planted and monitored to ensure that the invasive plants do not return.

2.1.3 Description of LERRDS for the Chino Creek Focal Area



Chino Creek is a tributary into Prado Basin that is concrete lined along most of its watershed and introduces very little sediment inflows into the basin causing incised erosion of the creek bed. There is residential and commercial development immediately adjacent to the creek upstream of Pine Avenue, and a historical shooting range and a golf course on Corps land leased to the County of San Bernardino.

Implementation of the measures within the Chino Creek focal area require 1,390 acres of fee owned land. The Government owns 1,212 acres of land in fee which will support the measures and the NFS owns 178 acres in fee.

The following table lists the acreages and estate needed to implement the TSP in the Chino Creek Focal Area:

CHINO CREEK

MEASURE	Estate Required	U.S. OWNED (Acres)	# of Parcels	NFS OWNED (Acres)	# of Parcels	ACQUISITION REQUIRED (Acres)	# of Parcels	TOTAL ACREAGE (Per Measure)
Invasive Plant Management	Fee	35	TBD	34	TBD	N/A	N/A	69 (see Note below)
Chino Creek Channel Restoration	Fee	170	6	N/A	N/A	N/A	N/A	170 (see Note below)
Native Plantings	Fee	44	2	N/A	N/A	N/A	N/A	44 (see Note below)
Cow Bird Trapping	Fee	1,212	38	178	6	N/A	N/A	1,390

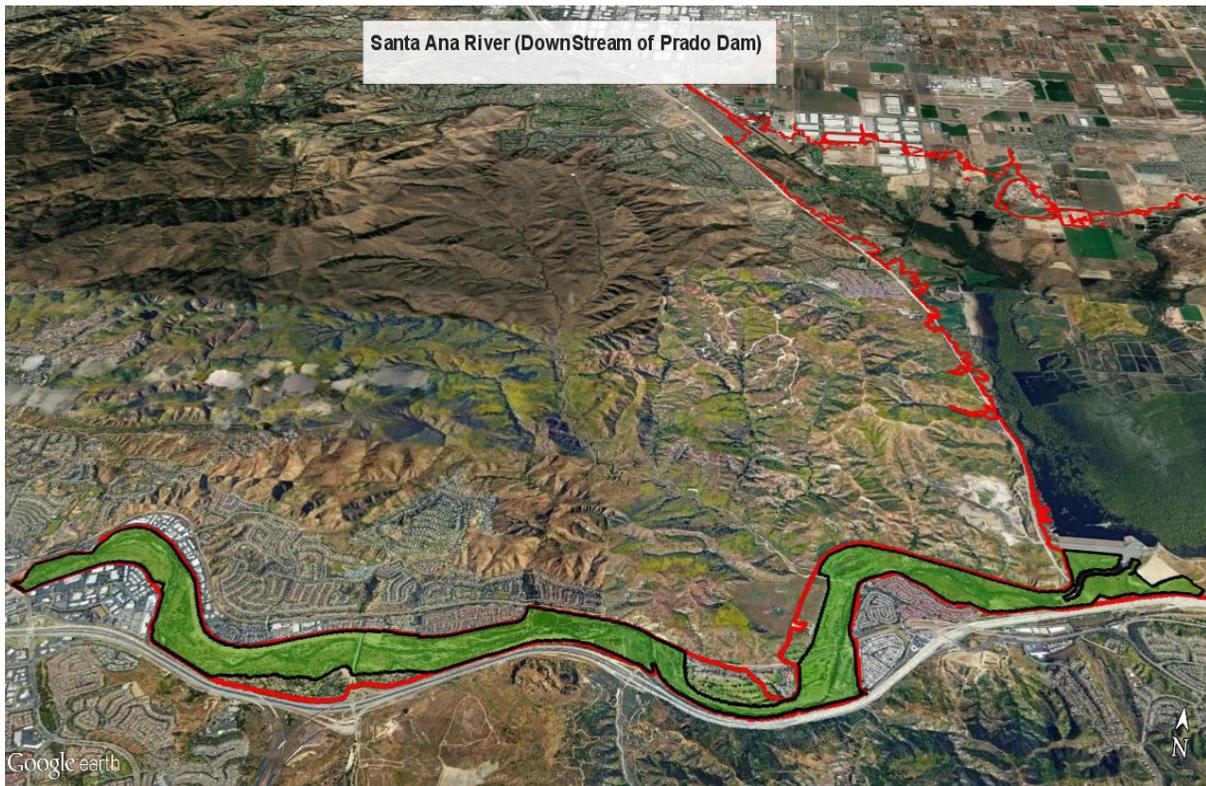
Note: The Invasive Plant Management, Native Planting, and Channel Restoration footprints overlap with the Cowbird Trapping footprint.

Cowbird trapping will occur throughout the Chino Creek focal area and will require 1,390 acres of fee owned land. Since the Cowbird Trapping footprint covers the entire focal area, the Invasive Plant Management, Native Planting, and Channel Restoration footprints are captured within the Cowbird Trapping footprint. The NFS owns 178 acres in fee and the Government owns 1,212 acres in fee which will be utilized for cowbird trapping.

The Invasive Plant Management and Native Planting measures will require 113 acres of fee owned land for implementation. The NFS owns 34 acres and the Government owns 35 acres which will be used to implement the Invasive Plant Management and Native Planting measures. Upon removal of the initial biomass of invasive plants, 44 acres of native plants will be planted on Government land and monitored to ensure that the invasive plants do not return.

The proposed Chino Creek Channel Restoration requires 170 acres of fee owned land. The Government owns in fee the land necessary to execute the Channel Restoration measure. Due to the construction related activities associated with the channel restoration measure proposed at the Prado Dam Golf Course, coordination with the Lessee San Bernardino County and the operators of the golf course will be required in order to minimize impacts to course operations.

2.1.4 Description of LERRDS for Santa Ana River (Downstream of Prado Dam)



The study area downstream of Prado Dam is located within the Santa Ana River floodplain, bordering the SR-91 Riverside freeway to the south and La Palma Ave. to the north. This 7 mile stretch of land to Weir Canyon Rd. is part of the SARM Project, a federal project that provides protection against scouring from releases upstream at Prado Dam. This area is commonly referred to as Reach 9. Diminishing habitat along Reach 9 from the lack of sediment laden flows downstream of the dam has resulted in degradation due to scour of the low flow channel creating a deepening of the low flow channel along much of the eight miles. This results in lowering of the water table and declining native riparian habitat along the natural wide floodplain.

The measures proposed in the SARM (Reach 9) downstream focal area will require 29 acres of fee owned land for implementation. The landowners in the Reach 9 are public entities and agencies which include the Government, Riverside County Flood Control District, California State Parks, the California Department of Transportation, the NFS, Orange County Beaches and Harbors, and the City of Anaheim. The Government owns 7 acres in fee which will be used in support of the sediment transport measure. The NFS will be responsible for the acquisition of the 22 acres needed for the invasive plant management and in-stream habitat measures.

The following table lists the acreages and estates needed to implement the TSP in the Santa Ana River Downstream of Prado Dam Focal Area:

SARM (Downstream)								
MEASURE	Estate Required	U.S. OWNED (Acres)	# of Parcels	NFS OWNED (Acres)	# of Parcels	ACQUISITION REQUIRED (Acres)	# of Parcels	TOTAL ACREAGE (Per Measure)
Invasive Plant Management	Permanent Easement	N/A	N/A	N/A	N/A	14	TBD	14
In-Stream Habitat Features	Permanent Easement	N/A	N/A	N/A	N/A	8	13	8
Sediment Management	Fee	7	1	N/A	N/A	N/A	N/A	7

Non-standard estates for ecosystem restoration will be acquired to support the invasive plant management and in-stream habitat measures in Reach 9. Upon conducting initial discussions with the landowners, they expressed opposition against providing fee land for the project. However, the landowners were willing to negotiate a permanent estate in the form of an easement in lieu of the proposed fee taking. It is highly unlikely that the project will be able to acquire fee title unless eminent domain is

exercised. Non-standard estates in Reach 9 represent a low risk alternative to acquiring fee, as discussed further below.

2.2 Borrow Sites, Disposal Sites, and Staging Areas

The project will utilize existing borrow sites located on Government owned land already accounted for SARM (Upstream) focal area in support of the Prado Dam Ecosystem Restoration and Water Conservation Project construction. No additional borrow material will be imported from outside of Prado Basin.

Excess sediment captured in conjunction with the proposed sediment management measure will be stored in two separate locations immediately upstream of Prado Dam, also within the SARM Upstream focal area. All excess sediment will be re-introduced into the Santa Ana River downstream of Prado Dam using the sediment management system which will be constructed upstream of Prado Dam. There will be no off-site disposal of sediment in conjunction with this project.

It is anticipated that the existing fee owned Government and NFS land within the upstream focal areas in Prado Basin will be utilized to meet the demands for staging throughout construction. Additional staging areas in support of construction and implementation of the measures and features in the Santa Ana River Upstream of Prado Dam, Chino Creek, and Mill Creek focal areas have not been specifically identified, but is anticipated to be within the area identified as required for the Cow Bird Trapping measure.

3. NON-FEDERAL SPONSOR-OWNED LERRD

The NFS owns approximately 706 acres required for the implementation of the TSP.

4. PROPOSED NON-STANDARD ESTATES

The standard estate for Ecosystem Restoration Projects is fee simple title. However, there are particular instances where the acquisition of less than fee (Perpetual Easement) will be critical to project implementation. Paragraph 17b. of EP 1165-2-502 states:

“Complete and permanent control over the future use of lands required for an environmental project or feature is typically required for the long-term implementation of such project or feature. Therefore, the interest in real property generally necessary to support permanent environmental features is fee simple, using the standard fee simple estates contained in Chapter 5 of ER 405-1-12. However, a lesser interest that is, a specific type of permanent easement -- may be appropriate depending upon the operational requirements of the project and other circumstances relevant to project implementation, including landowner preference.”

Perpetual Ecosystem Restoration Easements are proposed in support of the invasive plant management measure and in-stream habitat features downstream of Prado Dam in the Santa Ana River focal area. Orange County Beaches and Harbors and California State Parks, both state and county public agencies, have expressed reluctance to negotiate a transfer of 22 acres of fee rights for the project. It is anticipated that securing non-standard estates from these agencies is likely to be appropriate given the operational requirements of the project.

The proposed non-standard estates for both the in-stream habitat feature and invasive plant management measures will meet all program and project requirements and protect the project benefits/Federal investment. Non-standard estate language proposed in support of the in-stream habitat features and invasive management measures will be submitted to HQ USACE for review and approval as a separate task.

5. EXISTING FEDERAL PROJECT

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 should not be included in the valuation of lands for the current project, and no credit may be afforded for such interests.

The Prado Dam Ecosystem Restoration and Water Conservation Study Boundary lies within two existing Federal Projects: Prado Dam and Flood Control Basin, and the Santa Ana River Mainstem Project (within Reach 9). Prado Dam and Flood Control Basin, constructed by the U.S. Army Corps of Engineers in 1941, provides flood risk management and water conservation storage for Orange County, California. Prado Dam is the downstream element of the Santa Ana River flood control system. The purpose of the dam is to collect runoff from the uncontrolled drainage areas upstream in the Santa Ana River Watershed, along with releases from water storage facilities upstream of Prado Dam. Modifications to increase flood protection downstream of Prado Dam were authorized as part of the SARM Project, a Federal Flood Risk Management Project, immediately downstream of Prado Dam. A portion of the authorized modifications were recently completed where the main embankment of the dam was raised to hold more storm water runoff from upstream in the Santa Ana River and within the basin. A new outlet works

structure was also constructed to allow for increased release capabilities from the dam. The new outlet works structure has a maximum controlled release capacity of 30,000 cfs, which cannot yet be fully utilized due to the ongoing construction of the SARM Project to improve the downstream channel. Orange County Flood Control District (OCFCD) is the Non-Federal Sponsor for the modifications at Prado Dam. OCFCD is in the process of acquiring additional rights at Prado Basin to accommodate the increased storage volume and to construct the remaining associated flood protection features.

Approximately 4,936 acres of government fee owned land previously acquired for the Prado Dam Project will be used in support of the Prado Dam Ecosystem Restoration and Water Conservation Study TSP.

The SARM Project is designed to provide flood protection to the growing urban communities in Orange, Riverside and San Bernardino Counties. The SARM Project footprint covers 75 miles, from the headwater of Santa Ana River east of the city of San Bernardino to the mouth of the river at the Pacific Ocean between the cities of Newport Beach and Huntington Beach. The portion of the Santa Ana River immediately downstream of Prado Dam is known as Reach 9. Improvements within Reach 9 were authorized as part of the Water Resources Development Act of 1986. A primary purpose of the improvements in the SARM Reach 9 Project Area is to increase the channel capacity immediately downstream of the Prado Dam to over 30,000 cfs (850 cms). These improvements will greatly increase the level of flood protection to the communities in Orange County that are located within the Santa Ana River floodplain. The SARM Project includes constructed features in the Santa Ana Canyon Area which provides bank protection on the south side along the SR-91 (upstream of SAVI Ranch) and

on the north side upstream of Weir Canyon Road to protect business establishments along La Palma Ave and the BNSF Bridge. The construction includes several phases that have been completed (Phase 1, 2A, 2B, 3) and ongoing (Phase 4, 5A, 5B, and BNSF Bridge Protection). The improvements include sheet pile and grouted stone bank protection, and bridge pier protection. OCFCD, one of the 3 local sponsors for the SARM Project (with Riverside County Flood Control District and San Bernardino County Flood Control District), acquired the Green River Golf Course in fee for inundation purposes in the Reach 9 project area. The invasive plant management measure requires the use of 14 acres of land in the Santa Ana River Downstream of Prado Dam Focal Area. If invasive plants are determined to be present at the golf course, implementation of the invasive plant management measure will occur on the golf course property as the lands were acquired for the SARM Project. Activities conducted in connection with the invasive plant management measure will not impact recreation at the golf course.

6. FEDERALLY OWNED LAND

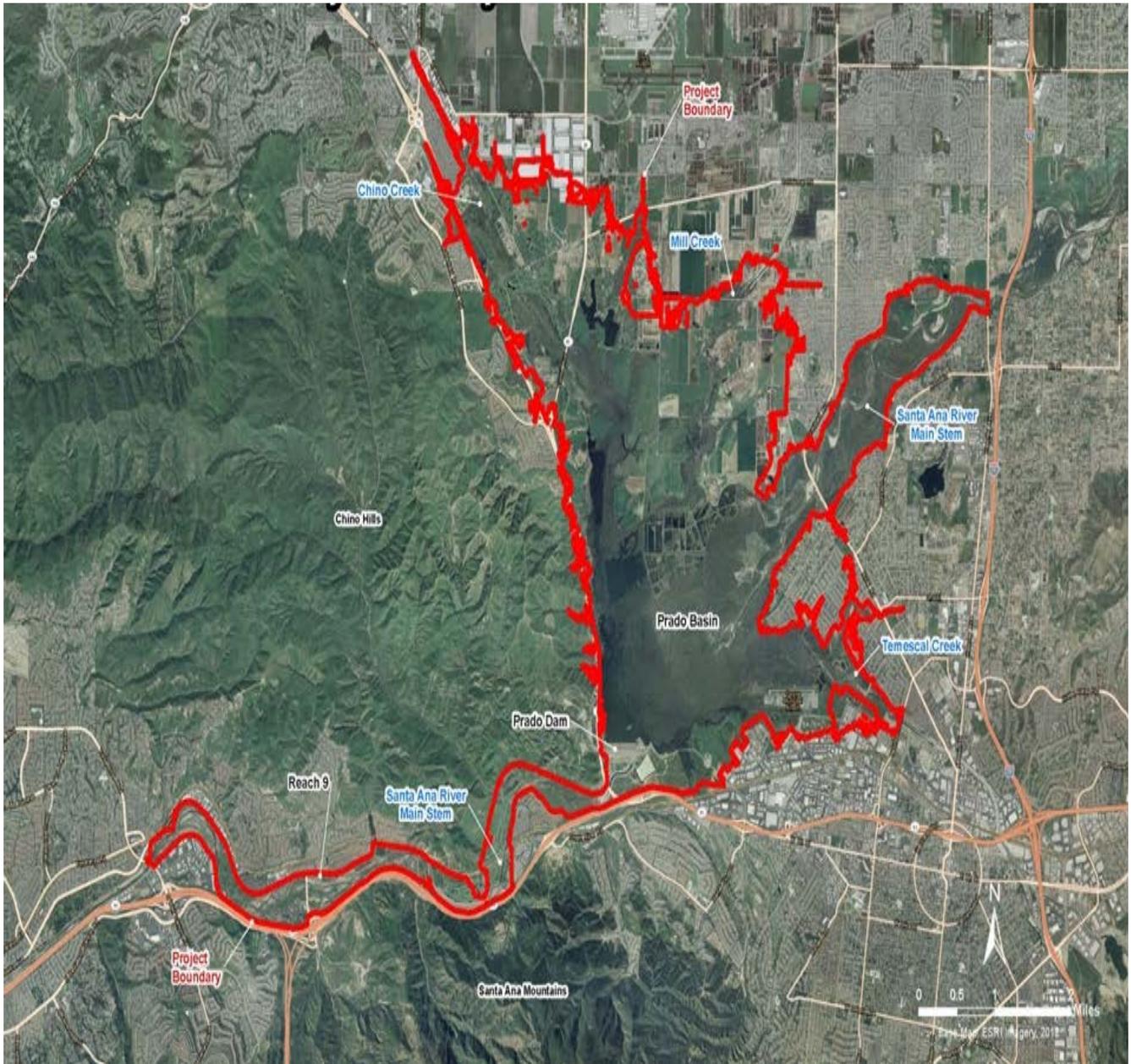
The United States owns approximately 4,936 acres needed to implement the TSP within the study area. Interest acquired in fee for the construction, operation, and maintenance of Prado Dam provide sufficient rights for elements of the ecosystem restoration and water conservation measure as proposed in TSP. On lands owned by the Government, the Corps will issue twenty-five (25) year easement agreements to the NFS. These easements will be granted in support of the NFS's long-term Operation, Maintenance, Repair, Replacement and Rehabilitation (OMRR&R) requirements for the project. The agreements will be included with the Operation and Maintenance Manual issued once the project components have been constructed, inspected, and turned over to the NFS.

The value of interests and rights previously acquired for the Prado Dam Project are excluded from the LERRD cost estimate, and no credit shall be afforded for such interests and rights previously provided.

7. EXTENT OF NAVIGATION SERVITUDE

Navigation servitude is the dominant right of the Government under the Commerce Clause of the U.S. Constitution that allows use, control and regulation of navigable waters of the United States and the submerged lands thereunder for various commerce-related purposes including navigation and flood control. Exercise of Federal navigational servitude is not applicable to this project and is not being invoked.

8. MAP



This map shows the overall project. More detailed maps by focal area are included at the end of this Real Estate Plan as Attachment “A”.

9. EXTENT OF INDUCED FLOODING

The study area upstream of Prado Dam is within the existing Corps flood control basin, which provides flood storage capacity for normal flood control operations. In addition, the downstream components of the study area lie within the Santa Ana River floodplain. The ecosystem restoration measures will not induce additional flooding of the existing flood control basin and Santa Ana River floodplain downstream of Prado Dam. The proposed water conservation measure will increase the duration of flooding authorized for existing water conservation operations at Prado Dam from seasonal to year around. However, this change in operations will not induce flooding on land which is not currently being flooded as part of the existing Prado Basin.

10. BASELINE COST ESTIMATE

Real Estate Policy Guidance Letter No. 31-Real Estate Support to Civil Works Planning Paradigm (3x3x3) states:

“EC 405-1-04 provides that cost estimates are utilized for preliminary planning of projects and in other cases, brief gross appraisals are acceptable. For purposes of the feasibility phase, the detail will vary as outlined below.

(1) For projects in which the value of real estate (lands, improvements, and severance damages) are not expected to exceed ten percent of total project costs (total cost to implement project), a cost estimate (or rough order of magnitude) will be acceptable for purposes of the feasibility phase.”

Total first cost for the TSP is \$137,785,000. Real estate cost will not exceed 10% of the total project cost. The real estate cost provided below are based upon a US Corps of Engineer's cost estimate for Prado Environmental Restoration and Water Conservation Study dated June 1, 2015. A 10% increase for inflation was added to the 2015 cost estimate to reflect 2018 price levels. Real estate cost generated for Santa Ana River (Upstream) and Chino Creek Focal Areas are estimates for LERRDS crediting purposes as the Corps and the NFS own all lands in fee.

The real estate cost for execution of the TSP were estimated based upon the following:

“Lands characterized as having very limited utility, appeal, and access were valued at \$3,000 per acre fee value. These lands are also located within flood zones, in some cases including waterways.”

All of the lands within the study boundary in Prado Basin and downstream of Prado Dam are located within a flood zone, and in some cases, waterways to include the Santa Ana River (upstream and downstream of Prado Dam), Chino Creek, and Mill Creek tributaries.

The table below illustrates the real estate cost for the TSP:

Tentatively Selected Plan	(LERRDs)	Total Cost
Non-Federal Sponsor Cost		
Land and Damages (01)		
Land Owned by NFS	706 Acres	\$2,118,000
Land to be Acquired by NFS	94 Acres	\$282,000.00
Non-Federal Admin		\$250,000
Sub-Total		\$2,650,000
Facility/Utility Relocations (02)		
Relocations Facility/Utility		\$400,000
Sub-Total		\$400,000
Total Non-Federal Cost		\$400,000
Federal Cost		
Federal Admin.		\$150,725
Total Federal Cost		\$150,725
Total Real Estate		\$3,200,725

11. PL 91-646 RELOCATION ASSISTANCE BENEFITS

Currently, there are no proposed relocations as described under, Public Law 91-646, as amended. The NFS is aware of and will comply with the applicable provisions of the Uniform Relocation Assistance and Real Property Act of 1970, Public Law 91-646, as amended, in acquiring the lands, easements and rights-of-way and performing relocations.

12. DESCRIPTION OF PRESENT OR ANTICIPATED MINERAL ACTIVITY

There are no present or anticipated mineral activities in the study area.

13. PROJECT NON-FEDERAL SPONSOR'S LAND ACQUISITION ABILITY

A thorough assessment of the NFS's legal and professional capability and experience to acquire and provide the LER has been completed through the Assessment of NFS's Real Estate Acquisition Capability, which is in the format prescribed in ER 405-1-12, Chapter 12 & Appendix 12-E. Based on the information provided by the NFS, the Corps' overall assessment is that the NFS is "anticipated to be highly capable." The assessment was coordinated with the NFS and is attached to the real estate plan as Attachment B. The Corps' assessment is based upon the overall capability to acquire the LER required and perform the necessary relocations. The Corps supports this assessment, acknowledging that the NFS is limited in its "quick take" authority to acquire the necessary rights for LER required for the project in the event that eminent domain must be exercised. Because quick take condemnation must be available for the project, in the event condemnation is necessary to acquire any needed real estate interests the Corps will provide condemnation services to the Sponsor, as provided in Chapter 12 of ER 405-1-12. Any required condemnations will be funded at 100 percent Sponsor expense, in advance of any expenditure. A Memorandum of Agreement (MOA) regarding the funding and other terms and conditions for the provision of condemnation services by the Corps will be entered into by the Corps and the Sponsor at the time of the signing of the PPA.

14. ENACTMENT OF ZONING ORDINANCE

After consulting with the project delivery team and the NFS it was determined that at this time there are no foreseen enactments of zoning ordinances to facilitate acquisition of real property.

15. LAND ACQUISITION SCHEDULE AND MILESTONES

Real estate acquisition for the proposed project is based upon the tentatively selected plan (TSP) and is expected to take approximately eighteen (18) months after notice to proceed once the Project Partnership Agreement (PPA) is executed.

16. DESCRIPTION OF FACILITY/UTILITY RELOCATIONS

In accordance with Real Estate Policy Guidance Letter No. 31 (Real Estate Support to Civil Works Planning Paradigm), "Where the total cost to modify all project facility relocations, including the value of any additional lands that may be required to perform the relocations does not exceed 30 percent of estimated total project costs, the District Office of Real Estate shall, in lieu of an attorney's opinion of compensability prepare a real estate assessment." The total facility relocation costs for this project are not expected to exceed 30% of the proposed total project costs. Final Attorney's Opinion of Compensability will be completed for each adversely impacted utility/facility in the PED phase.

Based upon the PGL-31 guidance, a real estate assessment was conducted within the study area and concluded the following:

SAR (Upstream) Focal Area

The sediment re-entrainment measures, which require construction of transitional channels, sediment traps, and conveyor belts systems adversely impact the following utilities: a 30" gas line owned by SoCal Gas and a sewer line owned by the Santa Ana

Watershed Project Authority (SAWPA). Both utilities are within the existing Prado Basin footprint and are managed under Corps of Engineers' utility easements. Preliminary review of the agreements indicate that the Corps reserved the right to instruct the utility owners to remove and/or relocate the impacted utilities if necessary for Government purposes. The cost of the utility removal and/or relocation shall be incurred by the utility owner. The utility owners will be provided project design and profile data for the feature in the area of the impacted utilities in order to design the relocations. The aforementioned relocations are not considered creditable LERRDS expenses by the NFS.

Mill Creek Focal Area

The in-channel and floodplain restoration measures proposed in the Mill Creek focal area will adversely impact one (1) Southern California Edison power distribution line near the northerly boundary along Chino Corona Road. The power distribution line is located within the Chino Corona Road right-of-way adjacent to Prado Dam Project land and serves the surrounding local residential communities. Southern California Edison has a franchise agreement with the City of Corona which allows them to install utility infrastructure within the public city roads. Compensable utility relocations and associated cost are the responsibility of the NFS in accordance with the PPA. A relocation cost estimate of \$400,000 is included in the baseline cost estimate.

Chino Creek Focal Area

The in-channel and floodplain restoration measures in the Chino Creek focal area will adversely impact (2) utilities; a Southern California Edison overhead transmission line located adjacent to Chino Creek and a sewer line located along the creek near Pine Avenue. The transmission line will be required to be removed and/or relocated to accommodate construction of the channel restoration features. The sewer (Brine) line,

owned and operated by the Santa Ana Watershed Project Authority (SAWPA), provides sewer services to many communities upstream of Prado Dam and downstream of the dam along the Lower Santa Ana River. The brine line was previously relocated to avoid damage from existing and future scour conditions. A protect-in-place is expected to avoid adverse impacts to the sewer line from the project. Both utilities are within the existing Prado Basin footprint. The sewer line and transmission line are managed under Corps of Engineers utility easement agreements. Preliminary review of the agreements indicate that the Corps reserved the right to order the removal and/or relocation of the impacted utilities for the Federal Project. The utility owner will be provided a project design and profile for the feature in the area of the impacted utility in order to design the utility relocation. The cost of the utility removal and/or relocation shall be incurred by the utility owner and is not considered to be a creditable LERRDS expense by the NFS.

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 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.

17. KNOWLEDGE OR SUSPECTED PRESENCE OF CONTAMINANTS

The study area upstream of Prado Dam has historically been home to industrial/agricultural development, with associated Hazardous, Toxic, and Radioactive Waste (HTRW) contamination and petroleum product contamination. The District has identified HTRW sites in accordance with ER 1165-2-132 (26 Jun 92) and is avoiding them wherever practicable. Where HTRW-contaminated lands cannot be avoided, the appropriate procedures and requirements as described in ER 1165-2-132 will be applied. There are several closed cases filed with the Regional Water Quality Board regarding leaking underground storage tanks along the north periphery of the Prado Basin. They include a closed brine (sewer) facility at the Correctional Institute for Women and a closed cleanup site at the Alcoa facility along Rincon Road just north of the Corona Airport. There are no known, existing hazardous toxic radioactive wastes (HTRW) below or above ground in the portion of the project area downstream of Prado Dam. If any HTRW remediation is determined to be required, the NFS will be responsible for such remediation and response at 100% non-project cost.

18. SUPPORT/OPPOSITION FOR PROJECT

Public outreach was carried out through the scoping process for the study. Members of the public and interest groups generally support the restoration goals of the study. Resource agency coordination has been conducted on the formulation and design of restoration measures, and agency comments on related plans, such as annual deviations from the water control plan for water conservation, have been considered.

19. LAND ACQUISITION PRIOR TO PPA

The NFS has been advised in writing of the risks associated with acquiring land prior to the execution of the project partnership agreement. A copy of the letter has been attached to this appendix as Attachment C.

20. OTHER RELEVANT REAL ESTATE ISSUES

N/A

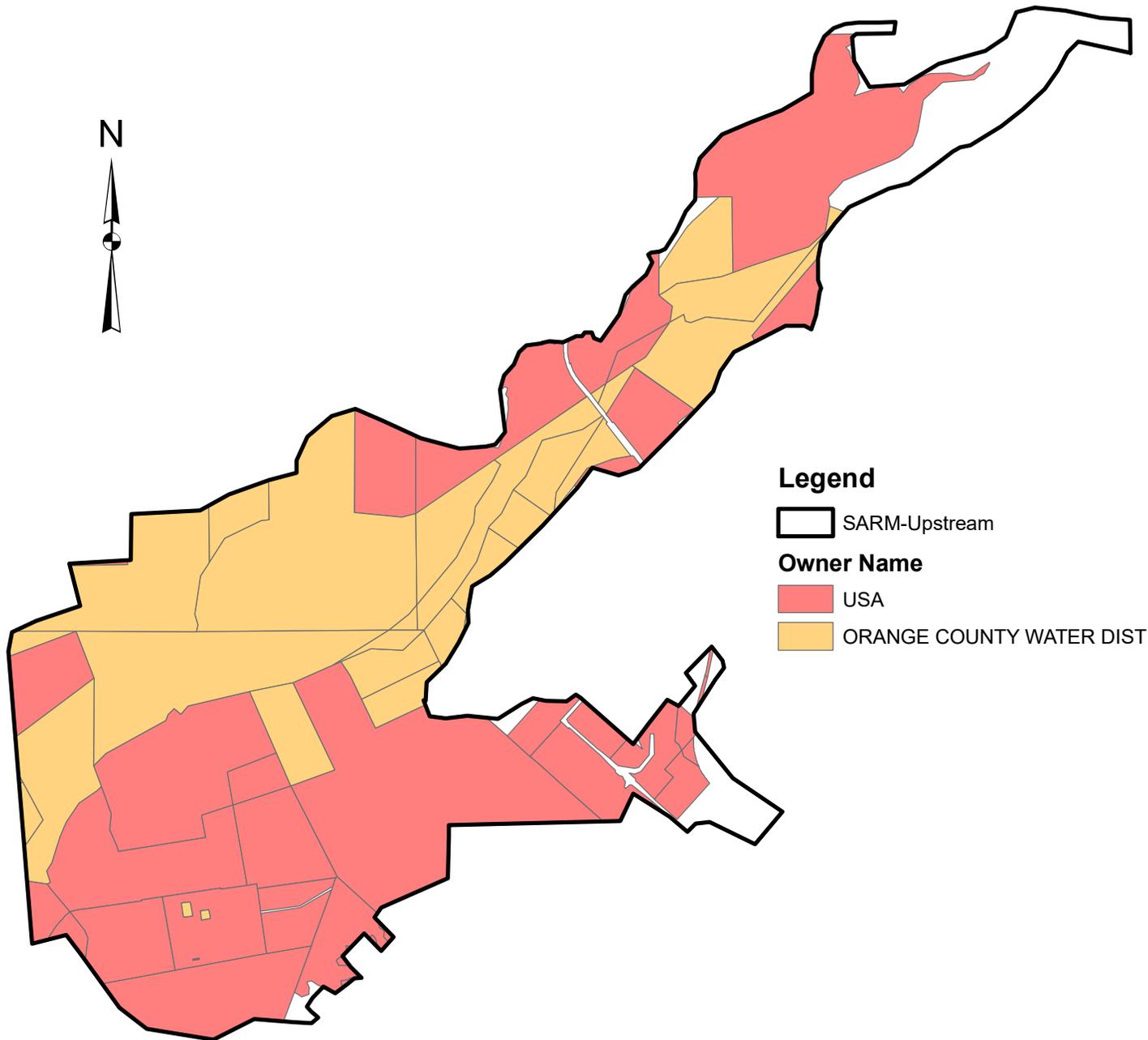


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Attachment A: Parcel Ownership Mapping

SARM Upstream Focal Area



Legend

 SARM-Upstream

Owner Name

 USA

 ORANGE COUNTY WATER DIST

Parcels	Owner	Acreage
38	USA	3537.00
29	ORANGE COUNTY WATER DIST	328.00
	TOTAL	3865.00



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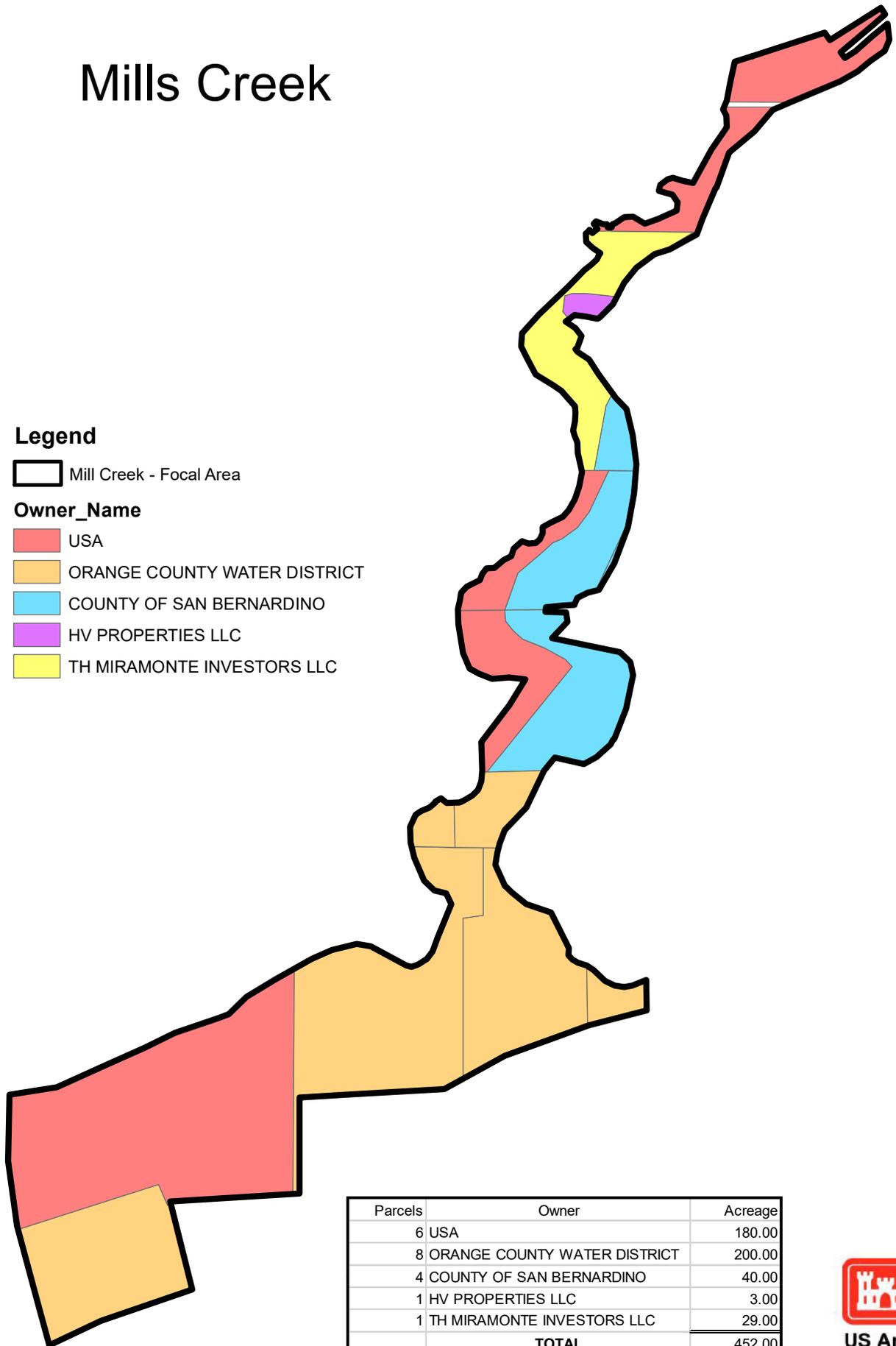
Mills Creek

Legend

 Mill Creek - Focal Area

Owner_Name

-  USA
-  ORANGE COUNTY WATER DISTRICT
-  COUNTY OF SAN BERNARDINO
-  HV PROPERTIES LLC
-  TH MIRAMONTE INVESTORS LLC

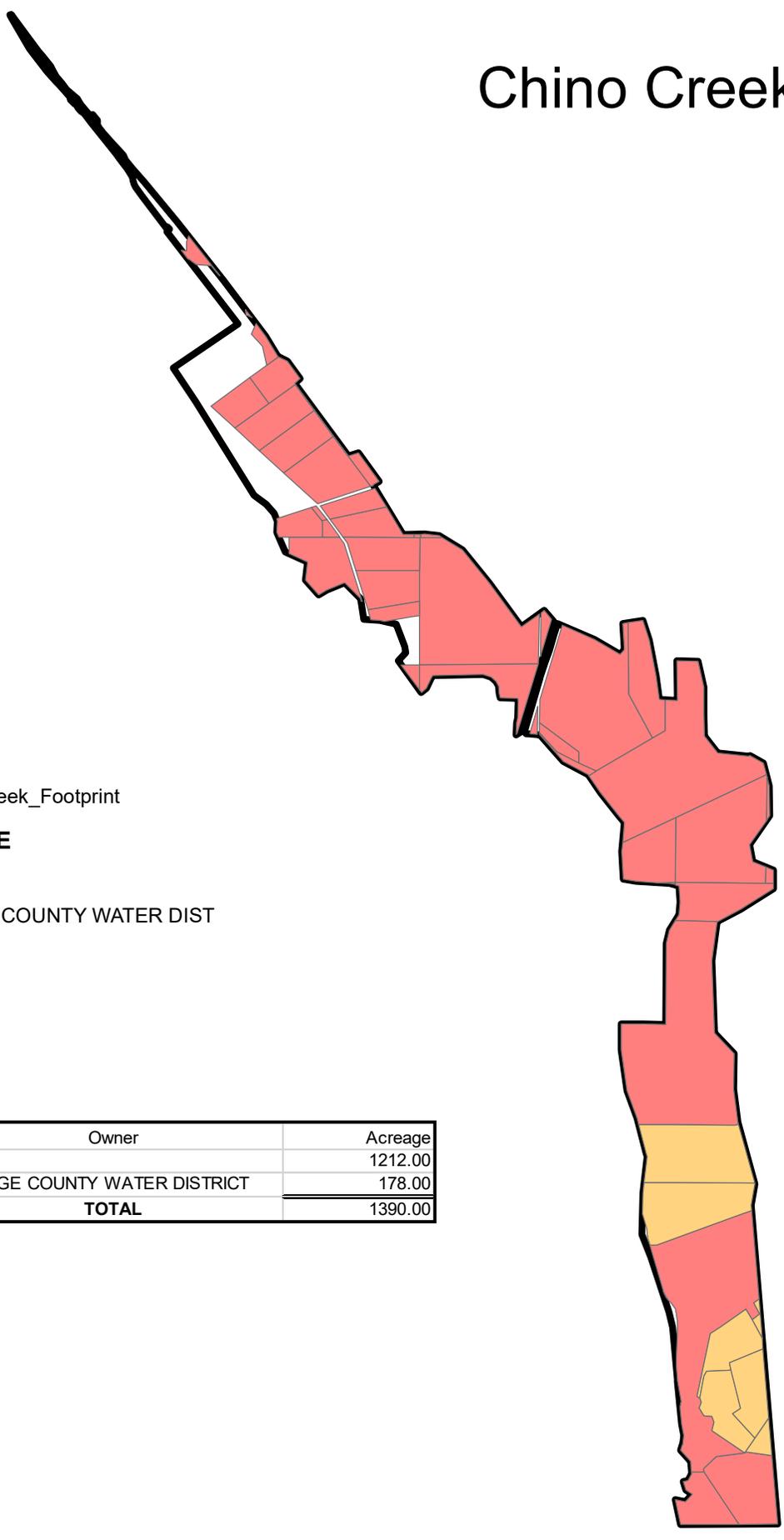


Parcels	Owner	Acreage
6	USA	180.00
8	ORANGE COUNTY WATER DISTRICT	200.00
4	COUNTY OF SAN BERNARDINO	40.00
1	HV PROPERTIES LLC	3.00
1	TH MIRAMONTE INVESTORS LLC	29.00
TOTAL		452.00



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Chino Creek



Legend

 Chino_Creek_Footprint

OWNER NAME

 USA

 ORANGE COUNTY WATER DIST

Parcels	Owner	Acreage
38	USA	1212.00
6	ORANGE COUNTY WATER DISTRICT	178.00
	TOTAL	1390.00



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Attachment B: Assessment of Non-Federal Sponsor's Real Estate Acquisition Capabilities

ATTACHMENT B

ASSESSMENT OF NON-FEDERAL SPONSOR'S REAL ESTATE ACQUISITION CAPABILITY

I. Legal Authority:

- a. **Does the sponsor have legal authority to acquire and hold title to real property for project purposes?**

YES. In accordance with the Orange County Water District Act of 1933 (as amended), the NFS has the legal authority "...To take by grant, purchase, gift, devise, or lease, to hold, use and enjoy, and to lease, convey, or dispose of, real and personal property of every kind, within or without the district, necessary or convenient to the full exercise of its powers."

- b. **Does the sponsor have the power of eminent domain for this project?**

YES. The NFS possesses the power of eminent domain for this project. The specific language is captured in the Orange County Water District Act of 1933 (as amended).

- c. **Does the sponsor have "quick-take" authority for this project?**

NO. According to California Law "...The agency (NFS) is required to schedule a hearing with the court on the proposed possession order and to give the owner notice of the hearing. Notice must generally be sent at least 90 days before the hearing date if the property is occupied and 60 days before the hearing date if the property is unoccupied. A judge will decide whether the possession order should be granted."

- d. **Are any of the lands/interests in land required for the project located outside the sponsor's political boundary?**

YES. In accordance with the Orange County Water District Act of 1933 (as amended), the NFS has the legal authority "...To take by grant, purchase, gift, devise, or lease, to hold, use and enjoy, and to lease, convey, or dispose of, real and personal property of every kind, within or without the district, necessary or convenient to the full exercise of its powers."

- 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?**

YES.

- b. **If the answer to II.a. is "yes," has a reasonable plan been developed to provide such training?**

The Los Angeles District Real Estate Division will provide LERRDs acquisition training for the NFS in accordance with P.L. 91-646 and other applicable Federal Laws which govern the acquisition for Federal cost shared projects.

- c. **Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project?**

YES. The NFS staff has sufficient real estate acquisition experience to meet its responsibilities for the project.

- d. **Is the sponsor's projected in-house staffing level sufficient considering its other work load, 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?**

Additional coordination is on-going with NFS regarding the approved the project/real estate schedule/milestones.

IV. **Overall Assessment:**

- a. **Has the sponsor performed satisfactorily on other USACE projects?**

Not applicable

- b. **With regard to this project, the sponsor is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/ insufficiently capable. (If sponsor is believed to be "insufficiently capable," provide explanation)**

Highly Capable.

v. **Coordination:**

- a. **Has this assessment been coordinated with the sponsor? YES**

- b. **Does the sponsor concur with this assessment? YES**

Prepared by:

Willie Starks 12/27/18
Willie Starks
Senior Realty Specialist

Reviewed and approved by:

Cheryl L. Connett
Cheryl L. Connett
Chief, Real Estate Division

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Attachment C: Risk of Early Acquisition Letter to Sponsor



DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, U.S. ARMY CORPS OF ENGINEERS
915 WILSHIRE BOULEVARD, SUITE 930
LOS ANGELES, CALIFORNIA 90017

April 1, 2016

Civil Works Branch
Asset Management Division

SUBJECT: Prado Ecosystem Restoration and Water Conservation Study- Real Estate Acquisition

Greg Woodside, P.G., C.HG
Executive Director of Planning and Natural Resources
Orange County Water District
18700 Ward Street
Fountain Valley, CA 92708

Dear Mr. Woodside:

The intent of this letter is to formally advise the Orange County Water District ("OCWD") as the non-Federal sponsor for the Prado Ecosystem Restoration and Water Conservation Study, of the risk associated with land acquisition prior to the execution of the Project Partnership Agreement (PPA) or prior to the Government's formal notice to proceed with acquisition. If a non-federal sponsor deems it necessary to commence acquisition prior to an executed PPA for whatever reason, the non-federal sponsor assumes full and sole responsibility for any and all costs, responsibility, or liability arising out of the acquisition effort.

Generally, these risks include but may not be limited to, the following:

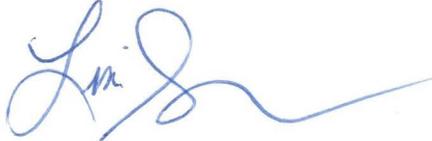
- a. Congress may not appropriate funds to construct the proposed project;
- b. The proposed project may otherwise not be funded or approved for construction;
- c. A PPA mutually agreeable to the non-Federal sponsor and the Government may not be executed and implemented;
- d. The Non-Federal sponsor may incur liability and expense by virtue of its ownership of contaminated lands, or interests therein, whether such liability should arise out of local, state, or Federal laws or regulations including liability arising out of CERCLA, as amended;
- e. The non-Federal sponsor may acquire interests or estates that are later determined by the Government to be inappropriate, insufficient, or otherwise not required for the project

f. The non-Federal sponsor may initially acquire insufficient or excessive real property acreage which may result in additional negotiations and/or benefit payments under P.L. 91-646 as well as the payment of additional fair market value to affected landowners which could have been avoided by delaying acquisition until after PPA execution and the Government's notice to commence acquisition and performance of LERRD; and

g. The non-Federal sponsor may incur costs or expenses in connection with its decision to acquire or perform LERRD in advance of the executed PPA and the Government's notice to proceed which may not be creditable under the provisions of Public Law 99-662 or the PPA otherwise not required for the project.

We appreciate the City's participation in this project. Should you have questions or concerns pertaining to this letter please feel free to contact Mr. Willie Starks at (213) 452-3140 or by email at willie.e.starks@usace.army.mil.

Sincerely,



Lisa M. Sandoval
Chief, Civil Works Branch
U.S. Army Corps of Engineers

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