

**Sacramento River Flood Control System Evaluation
Initial Appraisal Report - Upper Sacramento Area**

Attachment F

**Real Estate
October 1994**

REAL ESTATE SECTION

The project is Phase V (Upper Sacramento), the final phase of the Sacramento River Flood Control System Evaluation. This project stretches through a four county area, Yolo, Sutter, Butte, and Colusa Counties. These areas are within California's Central Valley between the coastal regions to the west and the Sierra Nevada mountain range to the east. The city of Sacramento is to be used as a bench mark with the project running north and south approximately 200 miles. The headwaters of the river are located north in the Redding, California area, and flow south to the Suisun bay area near Collinsville, California. The land use is primarily agricultural from rice to orchards, being close to the fertile regions along the Sacramento River. Most of the populated areas are small towns serving commercial areas for the farming communities.

The project sites are primarily located along the northern reaches of the Sacramento River. There are five sites designated as sites A, B, C, D, and E. The five sites are located along the west side of the Sacramento River starting at Knights Landing, Yolo County, and extending upward to the city of Colusa, approximately 40 miles north. The project extends along the Colusa Basin Drainage Canal near Knights Landing, which is the canal on the west side of the Colusa Basin opposite Sycamore Slough.

Site A is located along the Colusa Basin Drainage Canal near Knights Landing. The proposed work for this area includes a stability berm and the relocation of a ditch. The work will be both on the landside and the water side of the canal. The real estate requirements for this site includes 27.04 acres land side and 14.92 acres water side of flood protection levee easements and 7.12 acres landside and 5.97 acres waterside of temporary construction easements.

Site B is also located along the Colusa Basin Drainage Canal and is at the further reaches. The proposed work here is also for a stability berm and ditch relocation. The work at this site is on the land side only. Similar to site A, it is agricultural and will require 50.60 acres landside of flood protection levee easements and 5.97 acres landside of temporary construction easements.

Site C is located up the river in Yolo County near the Tyndal Landing along Highway 45. The proposed work at this site is to raise the levee. The real estate requirements for this site is 1.03 acres of flood control levee protection easements.

Site D is located north towards Colusa along Highway 45 along the levee. The work proposed here is a seepage/stability berm. The land use in this area is agricultural, both row crop and some orchard. The real estate requirements for this site are 2.48

acres landside of flood protection levee easements and 1.24 acres landside of temporary construction easements.

Site E is located just outside of the city of Colusa. The proposed work for this site is a seepage/stability berm. There are 2 areas in the northern reaches which are zoned commercial, but are primarily agricultural in use. It was noted that no structures will be effected that would require PL 91-646 requirements. The real estate requirements for this site include 15.37 acres landside of flood control levee protection easements and 7.69 acres landside of temporary construction easements.

The mitigation sites for the project, are located near sites B and E. There is an 80 acre site near site B and a 2 acre site near site E. The real estate requirements for the mitigation sites would require fee purchase. There are 5 borrow sites identified, 2 near site A, 1 near site D, and 2 near site E. The real estate requirements for this element would be 90 acres near site A, 60 acres near site D, and 100 acres near site E. All borrow sites would require temporary construction easements.

There will be staging areas included with each of the five sites. Each staging area will be 1 acre total, with each site having 1 staging area, with sites A and B having 2 staging areas, and site E having 3. The real estate requirement for each staging area will be temporary construction easements.

The baseline cost estimate is based on a reconnaissance level cost estimate prepared by the Appraisal Branch of the Sacramento District, valued at October 1994, price levels. Information from that report has been used in the preparation of this RES. The cost estimate is on file in the Appraisal Branch. The Federal and non-Federal administrative costs are estimates based on prior flood control project costs participated in by the Corps and the Reclamation Board of the State of California. All lands, regardless of ownership, have been valued at fair market value. The following chart represents the baseline cost estimate for real estate:

SITE	PERM ACRES	TEMP ACRES	STAGING AREA	FEE	TOTAL
A	41.96	13.09	2.0		\$ 128,622
B	50.60	13.31	1.0		\$ 154,155
C	1.03		1.0		\$ 3,248
D	2.48	1.24	1.0		\$ 7,897
E	15.37	7.69	3.0		\$ 48,344
BORROW		250.00			\$ 31,388
MITIGATION				82.00	\$ 110,700
TOTAL	111.44	285.33	8.0	82.00	\$ 484,000 (R)

There are a total of twenty-four parcels impacted by the proposed project, however, there are only twelve owners of record for these parcels. The Federal and non-Federal administrative costs associated with acquiring the needed project lands are based on prior flood control project costs participated in by the Corps and the Reclamation Board of the State of California, Department of Water Resources. The following chart represents the baseline cost estimate for the project lands:

INITIAL REAL ESTATE COST ESTIMATE			
NON-FEDERAL	FEDERAL	LANDS	TOTAL
\$ 360,000	\$ 120,000	\$ 484,000	\$ 964,000

UPPER SACRAMENTO RIVER

SITE	APN	OWNER	COUNTY	PERM. ESM'T (ACREAGE)	TEMP. ESM'T (ACREAGE)
A	56-080-03	River Garden Farms Co.	Yolo	1.38	0.55
	56-080-06	River Garden Farms Co.	Yolo	4.19	1.68
	56-110-01	River Garden Farms Co.	Yolo	7.38	2.95
	56-140-01	River Garden Farms Co.	Yolo	4.30	1.72
B	53-190-01	California Gibson Trust	Yolo	6.14	2.46
	53-190-08	California Gibson Trust	Yolo	6.43	2.57
	53-190-09	California Gibson Trust	Yolo	1.03	0.41
	53-200-05	California Gibson Trust	Yolo	5.80	2.32
	55-010-01	California Gibson Trust	Yolo	6.08	2.43
	55-020-01	California Gibson Trust	Yolo	9.87	3.95
	56-080-01	California Gibson Trust	Yolo	1.95	0.78
C	53-110-04	River Garden Farms Co.	Yolo	1.38	0.69
D	19-16-0-023	James R. Erdman	Colusa	2.47	1.23

C-104063

E	15-13-0-056	Florimond Orchards, Inc.	Colusa	0.73	0.37
	15-13-0-057	Kathleen Garr	Colusa	2.28	1.14
	17-03-0-006	Florimond Orchards, Inc.	Colusa	0.17	0.08
	17-03-0-066	Elaine Pearson	Colusa	0.28	0.14
	17-03-0-067	Alfred Howell Davis, et al	Colusa	1.56	0.78
	17-0-0-017	Arnold A. Andreotti, et al	Colusa	1.10	0.55
	15-13-0-032	Charles E. Sr. & Gwen G. Pearson, JT	Colusa	0.21	0.10
	15-13-0-035	Trl Co Pet, Inc.	Colusa	0.32	0.16
	15-13-0-060	Sacramento and San Joaquin Drainage District	Colusa	0.63	0.32
	15-13-0-094	Emile F. & Ethel M. Cribari, trustees	Colusa	1.22	0.61
	15-13-0-095	Emile F. & Ethel M. Cribari, trustees	Colusa	1.27	0.63

1. Sites A and B have a permanent easement width 50 feet and a temporary easement width of 20 feet per Craig Gaines.
2. Sites C,D,E, have a permanent easement width of 40 feet and a temporary easement width of 20 feet per Craig Gaines.