APPENDIX F
Real Estate

C-104690

REAL ESTATE SECTION
San Joaquin River Mainstem and Tributaries

The study area encompasses approximately 225 miles along the San Joaquin River, from Friant Dam downstream to Stockton, and the major tributaries up to the first flood control dam. The area also includes the north fork of the Kings River from the southern boundary of the James Reclamation District Number 1606 to Mendota Dam. The San Joaquin River flows through the counties of Fresno, Madera, Merced, Stanislaus and San Joaquin.

Due to the short time frame imposed upon Real Estate Division to prepare a cost estimate, a thorough research of land values was not possible. The cost estimate prepared by Appraisal Branch, Real Estate Division, Sacramento District is merely a "best guess" based on desk review of land sales. There was no physical inspection of the study area by the Appraiser or Realty Specialist.

The right of way requirements for construction, operation and maintenance of the project were provided by Planning Division, Sacramento District.

The estates to be acquired for this project are permanent right of way easements, temporary construction easements (2 years), temporary work area easements (2 years), permanent flowage easements and permanent levee easements. Severamce damages amd PL 91-646 Relocations are included in the values presented.

A discussion of the real estate land acquisition costs follows.

- SEEPAGE AREAS		
Permanent Right of Way Easements	$	561,000
Tempoary Construction Easements (2yrs)		38,850
- SEDIMENT DEPOSITS/REMOVAL		
Temporary Work Area Easements (2yrs)		164,850
- VEGETATION ENCROACHMENT		
Tempoary Work Area Easements (2yrs)		67,200
- EROSION		
Temporary Work Area Easements (2yrs)		160,000
- FLOODWATER DIVERSION AREAS		
Permanent Flowage Easements		$286,372,800
- DIVERSION STRUCTURES		
Permanent Levee Easements		99,400
TOTAL VALUES: (Rounded)		$287,500,000
- ADMINISTRATIVE COSTS		
400 ownerships at $30,000 each		12,000,000
TOTAL REAL ESTATE ACQUISITION COST:		$300,000,000 (R)