

F1-064

THERMALITO IRRIGATION DISTRICT

A Public Agency
DWR WAREHOUSE



JUL 28 AM 11:44

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Oroville, California 95965
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July 25, 1997

Cindy Darling
Restoration Coordinator
CalFed Bay-Delta Program
1416 Ninth Street, Suite 1155
Sacramento, CA. 95814

RE: Proposal In Response to R.F.P. 1997 Category III, Group 2 Ecosystem Restoration Projects and Programs.

Dear Ms. Darling,

Attached are 10 copies of Thermalito Irrigation District's proposal for land acquisition at Wilenor Reservoir, requesting \$1,675,680 to accomplish that end.

Your deliberate consideration will be greatly appreciated.

Best regards,

David E. Bird
David E. Bird, Manager

DEB:sf

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Years

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TITLE PAGE

- A. Thermalito Irrigation District
Land Acquisition at Wilenor Reservoir**
- B. Thermalito Irrigation District 410 Grand Avenue, Oroville, CA. 95965 916-533-0740/FAX 916-533-9243. Thermalito Irrigation District is a Public Agency organized under, and empowered by the California Water Code:**
- Principal Investigator: David E. Bird, General Manager**
- C. Governmental Agency Tax Exempt**
- D. Tax LD. No. 946001425**
- E. David E. Bird 410 Grand Avenue, Oroville, CA. 95965
916-533-0740/FAX 916-533-9243**
- F. Participants/ Collaborators in Implementation
California Department of Fish and Game
North State Appraisers
R.W. Graves and Associates
Wilenor Reservoir Area Land Owners**
- G. R.F.P. Group: Land Acquisition**

III. Project Description

A. The major thrust of this project is to acquire 300 +/- acres of additional land surrounding Wilenor Reservoir to provide the necessary "set back" or "buffer zone" insuring urban development does not affect water quality (See attached Map Figure 1)

B. Wilenor Reservoir is located in Butte County in the Feather River Water Shed (See attached project location map)

C. Expected benefits are the protection of water quality; enhancement of fish and wildlife habitats, the primary stressor is of course declining water quality, which will in turn negatively impact those endangered fish species down stream.

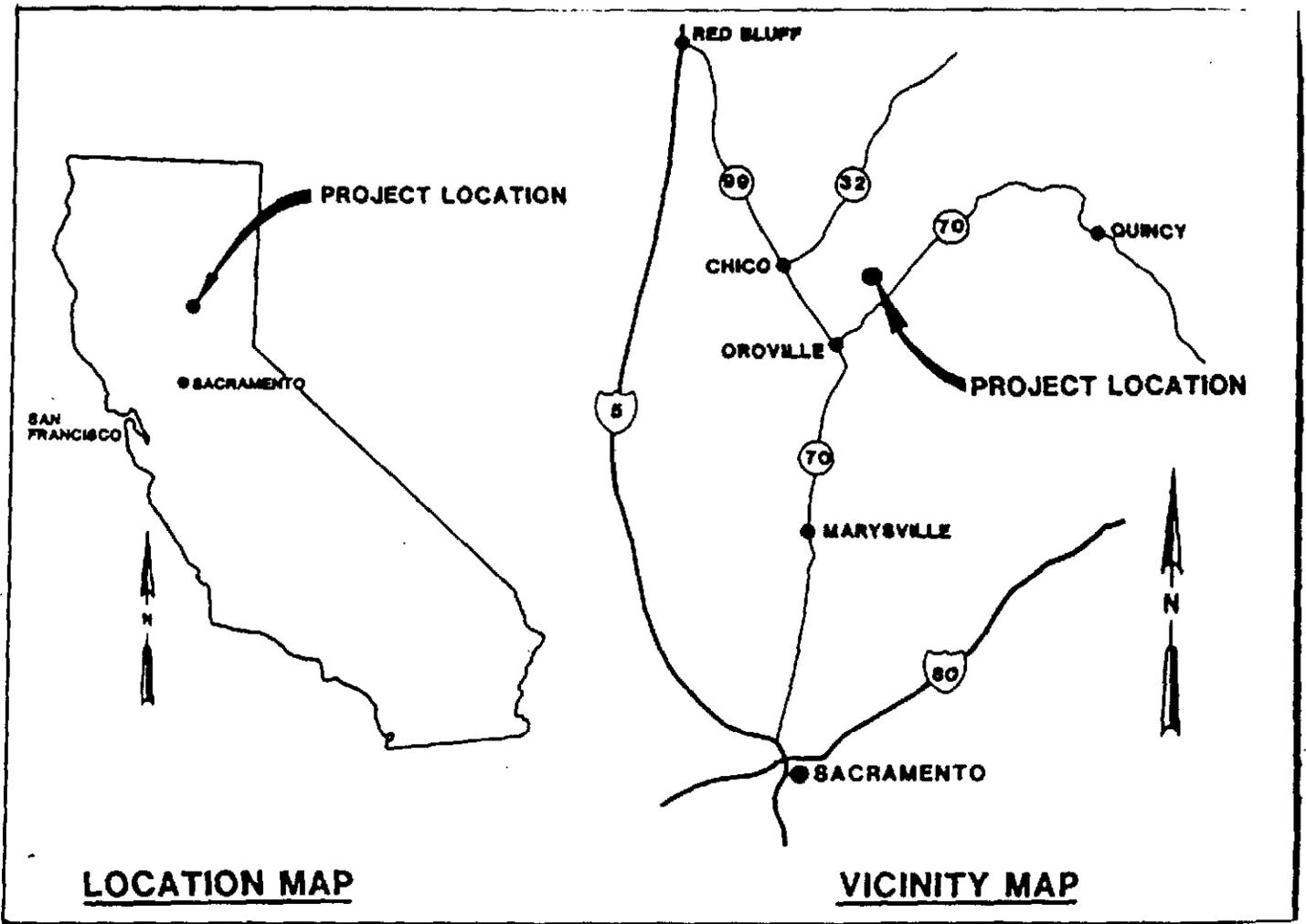
D. Wilenor Reservoir and dam located at Concow, California, County of Butte, was constructed in 1924, by Thermalito Irrigation District for the purpose of domestic and agricultural water supply. It is located in an alpine, extremely pristine setting. Resembling in many cases a fish and wildlife refuge.

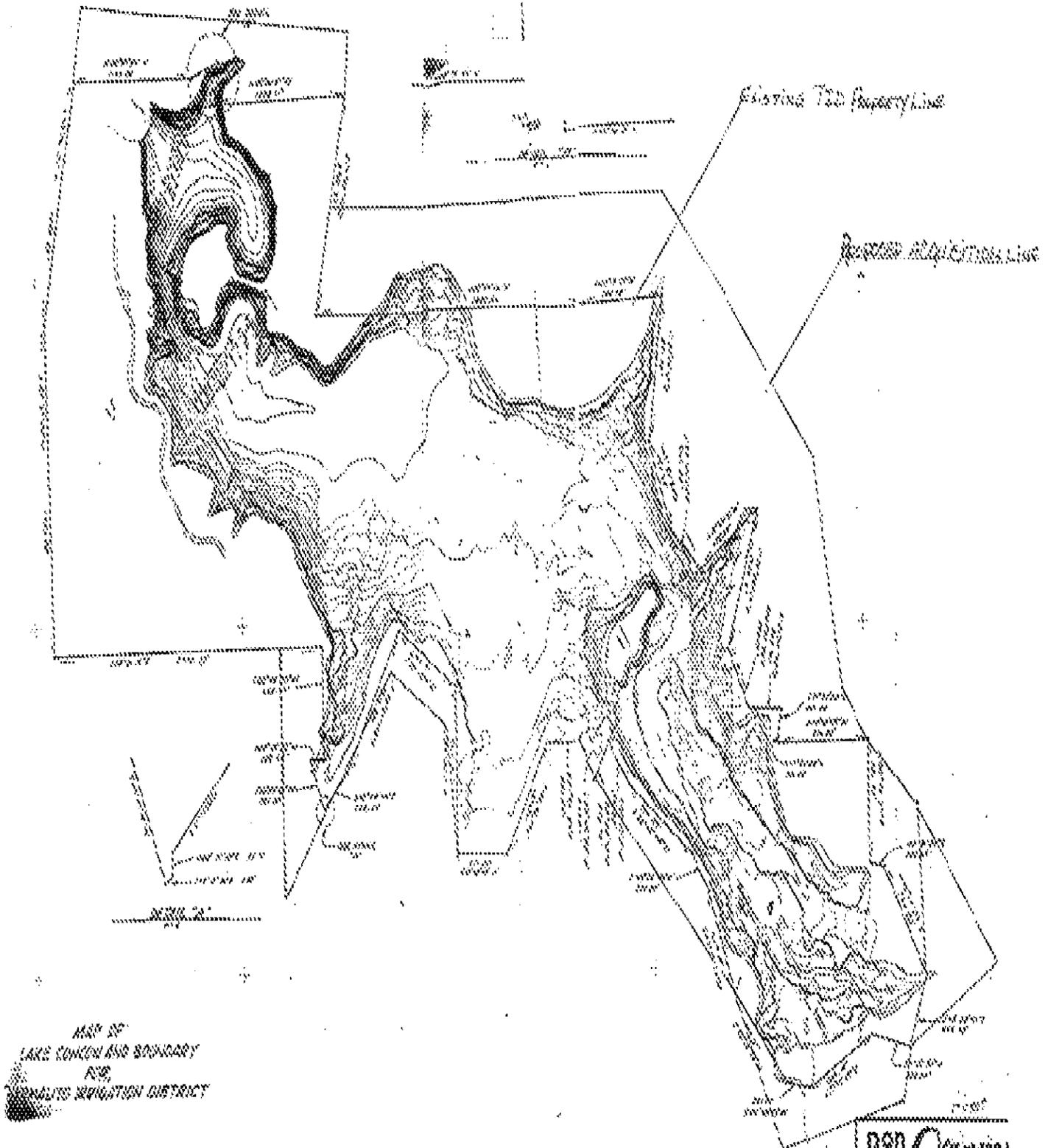
Over the years, with increasing population, this pristiness is being seriously impacted. This impact is largely due to the fact that Thermalito Irrigation District does not possess much of the adjoining land around the reservoir. As one might imagine, there is no state of the art sewage collection system for these residents. Waste disposal is handled by septic tanks with leach line systems. Here in lies the problem. If allowed to continue, due to the proximity to the reservoir, accelerated degradation of water quality will soon manifest its self, impacting all fish and wildlife species depending upon the reservoir for habitat. This is just the tip of the ice berg. Wilenor Reservoir discharges via Concow Creek, directly in the West Branch impoundment of Oroville Dam Reservoir, which of course releases water to the Feather River.

Feather River, water is introduced in the Delta via the Sacramento River. Any negative effect on the up stream water quality, will most certainly be detrimental to the fish population (salmon, steel head, etc.). Additional land acquisition surrounding Wilenor Reservoir is absolutely essential in protecting water quality.

E. The proposed scope of work is as follows:

- A. Appraisal for actual land value
- B. Price per acre negotiation with sellers
- C. Property "take line" surveys and associated engineering
- D. Title reports and guarantees





F. Water quality will be monitored on a weekly basis at two (2) locations in the reservoir. Results will be analyzed and forwarded to D.F.G. Sacramento in addition, all data gathered will be made available to F.W.S., D.W.R. and the Cal-Fed Biologist, for appropriate review.

G. Implementation of the proposed land acquisition, would not be in conflict with any laws or regulations governing the District. The environmental effects of this project would most certainly be in the plus column. T.I.D.'s management philosophy at Wilenor Reservoir is to maintain the adjoining land in a virgin condition taking measures to improve fish and wildlife habitat. To the best of our knowledge, there would be zero negative environmental impact, in fact, the situation would improve. At this time, we are unaware of any land owners not willing to sell property. There are no hazardous materials within the proposed property, or adjoining them.

IV. Budget Costs

A. Cost for the proposed land acquisition were approved after consultations with a licensed real estate appraiser, an engineering firm, and major land owners within the Concow area. An average price of \$5000 per acre was used, knowing that in fact some parcels would be less expensive while other smaller pieces would be more expensive. Other than original acquisition, we are unaware of any ongoing or additional cost. Without Cal-Fed Cat. III funding, T.I.D. would be financially unable to acquire the needed property, resulting in water quality degradation on an accelerated basis.

B. Schedule milestones are as follows upon approval for funding:

1.	Begin acquisition negotiations	Start 10/1/97	Complete 11/15/97
2.	Initial land appraisal	Start 10/1/97	Complete 11/15/97
3.	Land Survey	Start 1/10/98	Complete 3/20/98
4.	Acquire land	Start 3/20/98	Complete 6/20/98

C. There are no third party impacts.

V. Thermalito Irrigation District's staff is fully qualified and capable of completing this real estate transaction. Negotiation of sale will be conducted by David Bird the General Manager, engineering information will be provided by R.L. Graves and Associates a local engineering firm. Property appraisal will be carried out by Northern Ca. Real Estate Appraisers, licensed for that function. Title search and guarantee will be provided by Mid Valley Title Co. the administration of the venture will be the responsibility of Mr. Bird who has more than 30 years experience in project management, and capitol goods acquisitions. Accounting and audit function will be performed in house by T.I.D. Accountant, Jeanne Enget.

VI. Thermalito Irrigation District will comply with all required contract terms and conditions.

COST-BREAKDOWN TABLE

Project Phase and Task	Direct Labor Hours	Direct Salary and Benefits	Overhead Labor (General, Admin and fee)	Service Contracts	Material and Acquisition Contracts	Miscellaneous and other Direct Costs	Total Cost
Task 1 Land Appr. C-F Cat. III O & M	100	5000	T.I.D. 1000	Northern Appraisal 75,000			90,000
Task 2 ...etc... Negotiation Sales C-F Cat III O & M	100	5000	T.I.D. 1000	NORTHERN REALTY Contracts 26,000			41,000
Task 3 Surveying & Engineering C-F Cat III O & M	100	5000	T.I.D. 1000	R.L. Graves & Assoc. 24,680			39,680
Task 4 Titles	20	1000	200	Mid Valley Title 3800			5,000
Task 5 Land Acquisition C-F Cat III O & M					1,500,000		1,500,000
Task .							

TOTAL ESTIMATED COST WILBON RESERVOIR LAND ACQUISITION

\$1,675,680

NONDISCRIMINATION COMPLIANCE STATEMENT

COMPANY NAME

THERMALITO IRRIGATION DISTRICT

The company named above (hereinafter referred to as "prospective contractor") hereby certifies, unless specifically exempted, compliance with Government Code Section 12990 (a-f) and California Code of Regulations, Title 2, Division 4, Chapter 5 in matters relating to reporting requirements and the development, implementation and maintenance of a Nondiscrimination Program. Prospective contractor agrees not to unlawfully discriminate, harass or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, disability (including HIV and AIDS), medical condition (cancer), age, marital status, denial of family and medical care leave and denial of pregnancy disability leave.

CERTIFICATION

I, the official named below, hereby swear that I am duly authorized to legally bind the prospective contractor to the above described certification. I am fully aware that this certification, executed on the date and in the county below, is made under penalty of perjury under the laws of the State of California.

OFFICIAL'S NAME

Daivd E. Bird

DATE EXECUTED

July 23, 1997

EXECUTED IN THE COUNTY OF

Butte

PROSPECTIVE CONTRACTOR'S SIGNATURE



PROSPECTIVE CONTRACTOR'S TITLE

Thermalito Irrigation District

PROSPECTIVE CONTRACTOR'S LEGAL BUSINESS NAME

Thermalito Irrigation District