



**US Army Corps  
of Engineers ®**  
San Francisco District

**PAJARO RIVER FLOOD RISK MANAGEMENT PROJECT  
SANTA CRUZ AND MONTEREY COUNTIES  
CALIFORNIA**



**REAL ESTATE PLAN  
APPENDIX C OCTOBER 2018**





# APPENDIX C

## REAL ESTATE PLAN

Pajaro River Flood Risk Management Study  
Monterey and Santa Cruz Counties, California

PREPARED FOR THE  
SAN FRANCISCO DISTRICT  
SOUTH PACIFIC DIVISION, U.S. ARMY CORPS OF ENGINEERS

October 2018

PREPARED  
BY THE  
SACRAMENTO DISTRICT  
REAL ESTATE DIVISION  
SOUTH PACIFIC DIVISION, U.S. ARMY CORPS OF ENGINEERS



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Pajaro River Flood Risk Management Project  
Santa Cruz and Monterey County, California  
REAL ESTATE PLAN

1. Introduction

This General Reevaluation Report (GRR) presents the final findings of a feasibility-level investigation, conducted by the U.S. Army Corps of Engineers (USACE) San Francisco District (SPN) in collaboration with the non-federal sponsors (NFSs), Santa Cruz County Flood Control and Water Conservation District (Santa Cruz County) and Monterey County Water Resources Agency (Monterey County). The purpose of the study is to determine if there is a Federal interest in providing additional flood risk management (FRM) improvements along the Pajaro River and its tributaries. The study involved the formulation of alternative plans to reduce flood risk in the study area, evaluation of economic and environmental impacts of the alternatives, including the no action alternative, and identification of the plan that maximizes the net National Economic Development (NED) benefits and complies with applicable federal and state environmental regulations. This document consists of a GRR with an integrated Environmental Assessment (EA) in compliance with the National Environmental Policy Act (NEPA).

This Real Estate Plan is in support of the GRR and is tentative in nature, focuses on the Recommended Plan, and is to be used for planning purposes only. There may be modifications to the plans that occur during Pre-construction, Engineering and Design (PED) phase, thus changing the final acquisition area(s) and/or administrative and land costs.

2. Project Authority

The original Pajaro River flood risk management project was authorized by the Flood Control Act of 1944 (Public Law No. 534, 78th Congress, Ch. 665, 2nd Session) which reads:

*The plan of improvement for local flood protection on the Pajaro River and tributaries, California is hereby authorized substantially in accordance with the recommendations of the Chief of Engineers in session, at an estimated cost of \$511,160.*

The existing Pajaro River flood risk management project was authorized by the Flood Control Act of 1966 (Section 203, Public Law 89–789, 80 Stat. 1421) stating:

*The project for flood protection on the Pajaro River, California, is hereby authorized substantially in accordance with the recommendations of the Chief of Engineers in House Document Numbered 491, Eighty–ninth Congress, at an estimated cost of \$11,890,000.*

Section 1001 of the Water Resources Development Act (WRDA) of 1986 states that every two years, the Secretary of the Army shall submit a list of projects to Congress for de-authorization. The list would include authorized projects that have not been constructed and have received no funding for the previous 10 fiscal years (FYs). In order to avoid de-authorization, the Pajaro River flood risk management feasibility study was re-authorized by the WRDA 1990, Section 107 Continuation of Authorization of Certain Projects (Public Law 101–640, November 28, 1990), which reads in part as follows:

*(a) General Rule.—Notwithstanding section 1001(b)(1) of the Water Resources Development Act of 1986, the following projects shall remain authorized to be carried out by the Secretary: (1) Pajaro River, Santa Cruz, California. —The project for flood control, Pajaro River and tributaries, Santa Cruz, California, authorized by the Flood Control Act of 1966 (80 Stat. 1421).*

The effect of WRDA 1990 Section 107 language rendered Section 902 of WRDA 86, 33 USC §2280 inapplicable to this project. Since the Pajaro project was authorized prior to WRDA 86, the “902 limit” does not apply.

WRDA 86 Section 103 provides as follows:

*“SEC. 103. “33 USC 2213” FLOOD CONTROL AND OTHER PURPOSES.*

*(a) FLOOD CONTROL. —*

*(1) GENERAL RULE. — The non-Federal interests for a project with costs assigned to flood control (other than a nonstructural project) shall —*

*(A) pay 5 percent of the cost of the project assigned to flood control during construction of the project;*

*(B) provide all lands, easements, rights-of-way, and dredged material disposal areas required only for flood control and perform all related necessary relocations; and*

*(C) provide that portion of the joint costs of lands, easements, rights-of-way, dredged material disposal areas, and relocations which is assigned to flood control.*

*(2) 25 PERCENT MINIMUM CONTRIBUTION — If the value of the contributions required under paragraph (1) of this subsection is less than 25 percent of the cost of the project assigned to flood control, the non-Federal interest shall pay during construction of the project such additional amounts as are necessary so that the total contribution of the non-Federal interests under this subsection is equal to 25 percent of the cost of the project assigned to flood control.”*

### 3. Project Description

The project is located in the Pajaro River watershed on the central coast of California. The watershed is approximately 1,300 square miles and includes portions of Santa Clara, San Benito, Santa Cruz and Monterey Counties. The focus of the study is along the lower Pajaro River and its tributaries, Salsipuedes and Corralitos Creeks, in the vicinity of the City of Watsonville in Santa Cruz County and the town of Pajaro in Monterey County.

There were a number of alternatives considered and after a successful Tentatively Selected Plan Milestone in August 2017, the Recommended Plan identified includes Mainstem and Tributary along the Pajaro River to meet the project objectives (Figure 1).

#### **MAINSTEM**

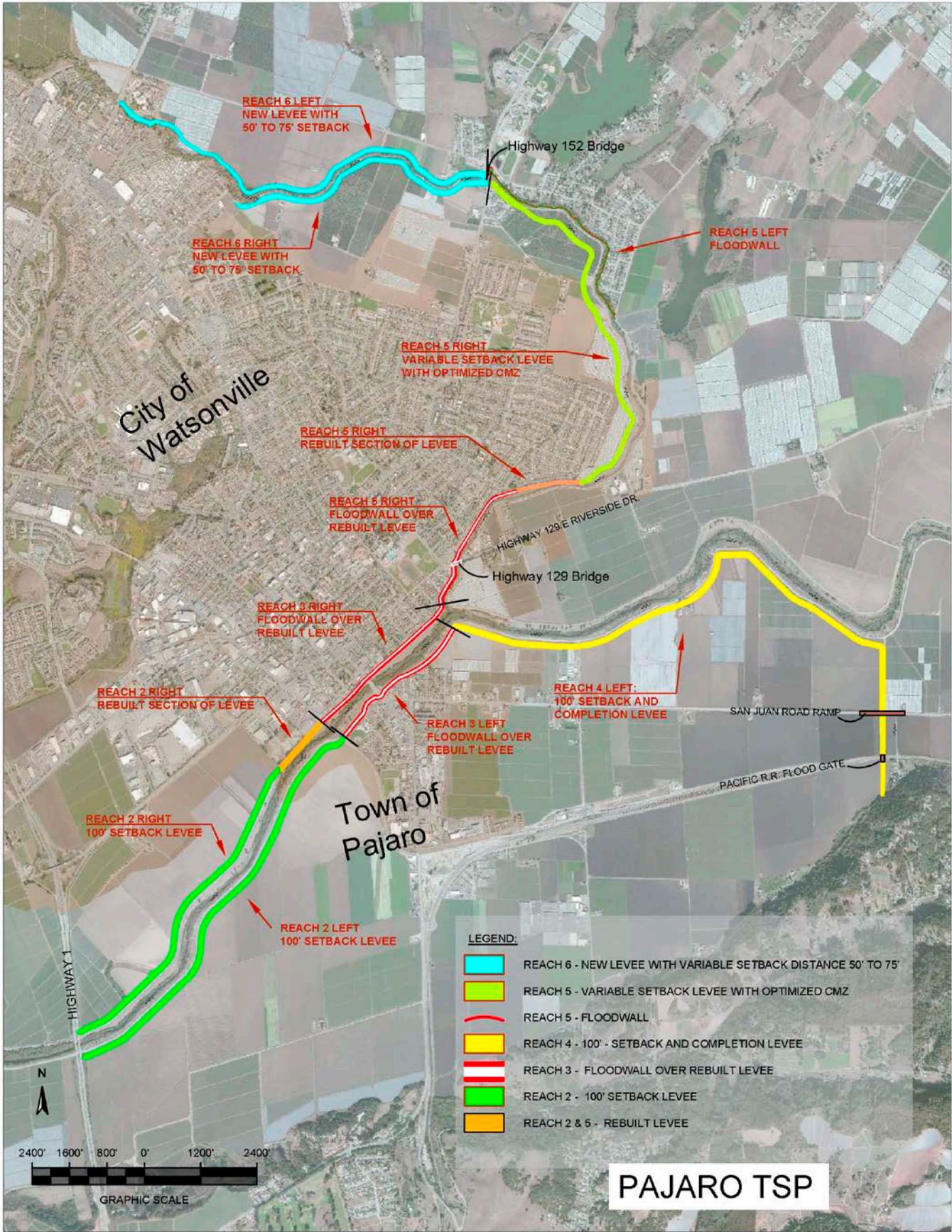
The plan for the Mainstem of the Pajaro River includes improvements on both banks of Reaches 2, 3, and the left bank of reach 4. Improvements on Reach 2 includes demolition of the existing levees (with the exception of a 1,343-ft section of levee on the right side) and construction of new 100-foot setback levees on both sides of Reach 2. The improvements on Reach 3 are constrained by the boundaries of the Town of Pajaro and the City of Watsonville, and because of these constraints the plan calls for rebuilding the existing levees in place and topped by the construction of a floodwall on the crest of the levee. The improvements along Reach 4, are limited to the left bank where the existing levee will be demolished and a new 100 foot setback levee will be constructed joining a new “completion” levee segment that will tie into high ground on the south east end. All these levees and floodwalls will be constructed to provide protection up to the 1% (1/100) Annual Chance Exceedance (ACE) event. There will be no improvements to the right bank of Reach 4 since this reach was not economically justified. These levees and/levee floodwall combination on the Mainstem would range from 13 to 14 feet in height.

#### **TRIBUTARY**

The improvement plan for the Tributary area of the Selected Plan, which includes Salsipuedes and Corralitos Creek calls for a combination of reconstructed levees, new variable setback levees and the construction of floodwalls. The improvements along the right bank of Reach 5, consists of rebuilding a levee section approximately 4,325-ft of which approximately 3,100-ft long will have a floodwall (similarly to the Levee/Floodwall combination on Reach 3). Reach 5 right will also have a new variable setback levee a approximately 8,492-ft long with a maximum setback distance up to 245-ft from the existing levee, which will be demolished. On the left of Reach 5, a 4% (1/25) annual chance exceedance level of protection floodwall, approximately 5,100-ft long will be constructed to mitigate induce flooding as a result of the 1% (1/100) flood protection measures on the right bank. Finally, the improvements on Reach 6 will consist of new levees on both banks having a variable setback distance between 50 to 75 feet. The main difference between the new levees on Reach 6 is the level of protection offered with a 1% (1/100) annual chance exceedance level of protection on the right bank levee and a 4% (1/25) annual chance exceedance level of protection on the left bank levee.



Figure 1. Recommended Plan Overview Map



4. Description of Land, Easements, Rights-Of-Way, Relocation, and Disposal Areas (LERRDs)

FEE INTEREST will be required for the following features:

- 1) Levee impact on improvements,
- 2) New setback levee and existing levee as the protection of riparian zone and access is necessary for the project and,

- 3) In areas where there is a proposed stand-alone floodwall there will be a 15 foot area on both sides of the wall to protect in place, access and vegetation free (Reach 5 Left Bank).

FLOOD PROTECTION EASEMENT will be required for the following features:

- 1) In areas where the levee will be rebuilt in place, and
- 2) In areas where there is a proposed floodwall on top of a rebuilt levee.

A TEMPORARY WORK AREA EASEMENT will be required for staging during construction throughout all Reaches of the project.

Based on the project cadastral maps and tract register dated March 2018, the Mainstem and Tributary Alternative require an estimated 240 acres to support the project (Exhibit A).

An estimated 8.44 acres is required for Temporary Work Area Easement.

An estimated 31.86 acres is required for Flood Protection Levee Easement.

An estimated 255.48 acres is required in Fee.

The non-Federal sponsors will acquire the minimum interests in real estate to support the construction and subsequent operation and maintenance of the future USACE project.

Once the project partnership agreement (PPA) process is complete, the San Francisco District Engineering Branch will prepare the final design for advertisement and construction. During this process the tract register and tract maps will be updated to reflect any modifications to include final staging areas, access requirements, construction haul routes, and recreation features. This information will be used for future LERRDs crediting purposes.

#### 5. LERRDs Owned by the Non-Federal Sponsor and Crediting

Monterey County has Fee Interest and an easement along the entire length of the left bank for levee maintenance and access purposes for approximately 1.8 miles along Reaches 1 & 2 and 3.8 miles along Reaches 3 & 4 on the Left Bank for the levee system.

The County of Santa Cruz has approximately 3.4 acres owned in Fee Interest and also has numerous easements along the approximately 7.0 miles of the Pajaro River and approximately 2.0 miles of Salsipuedes Creek within the project area. The easements are predominantly permanent right of way ownership for the purpose of construction, maintenance, and flood control and allow the County access to the existing levy system and river channel as well as many of the farm roads that access the existing levy system.

Credit will only be applied to LERRDs owned and/or held by the sponsors that fall within the "project footprint," namely the LERRDs required for the Recommended Plan. Lands outside of the project requirements and that may be acquired for the sponsor's own purposes which do not support the minimum interests necessary to construct, operate and maintain the Project would not be creditable LERRDs. Only land deemed necessary to construct, operate and maintain the plan would be creditable. The value of potentially creditable lands owned by the sponsors is included in the Recommended Plan costs.

#### 6. Standard Federal Estates and Non-Standard Estates

The non-Federal sponsors will be required to acquire the minimum interest in real estate that will support the construction and subsequent operation and maintenance of the proposed USACE project.



There are no non-standard estates required for the Project. The following standard estates (with definitions) are identified as required for the project:

FEE.

The fee simple title to (the and described in \_\_\_\_\_ Schedule A) (Tracts Nos. \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_), Subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines. <sup>1</sup>

#### FLOOD PROTECTION LEVEE EASEMENT.

A perpetual and assignable right and easement in (the land described in Schedule A) (Tracts Nos, \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_) to construct, maintain, repair, operate, patrol and replace a flood protection (levee) (floodwall)(gate closure) (sandbag closure), including all appurtenances thereto; reserving, however, to the owners, their heirs and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

**Temporary Work Area Easement (TWAE):** A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_), for a period not to exceed \_\_\_\_\_, beginning with date possession of the land is granted to the Santa Cruz County Flood Control and Water Conservation District, and the Monterey County Water Resources Agency, for use by the United States, Santa Cruz County Flood Control and Water Conservation District, and the Monterey County Water Resources Agency, its representatives, non-Federal sponsors, agents, and contractors as a (borrow area) (work area), including the right to (borrow and/or deposit fill, spoil and waste material thereon) (move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the \_\_\_\_\_ Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

**Road Easement:** A (perpetual [exclusive] [non-exclusive]and assignable) (temporary) easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_) for the location, construction, operation, maintenance, alteration replacement of (a) road(s) and appurtenances thereto; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; (reserving, however, to the owners, their heirs and assigns, the right to cross over or under the right-of-way as access to their adjoining land at the locations indicated in Schedule B); subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

#### 7. Description of any Existing Federal Projects in or Partially in the Proposed Project

There are no existing Federal projects in or partially in the proposed project.

#### 8. Description of any Federally owned Land Needed for the Project

No Federal lands will be required.

#### 9. Application of Navigation Servitude to the LERRDs Requirement

Navigation servitude is not necessary and does not apply to this project.

#### 10. Project Maps

See Exhibit A.

#### 11. Anticipated Increased Flooding and Impacts

In coordination with Counsel, the inducement in question does not rise to the level of a take because it does not occur frequently enough and the depth and velocity of flooding are low. Moreover, based on the models, it was determined that the project would not transfer flood risk or induce flooding.

12. Cost Estimate

The Real Estate Gross Appraisal was completed in March 2018 and presented in Table 1 & 2. Table 3 displays the Summary of Real Estate Costs for the Recommended Plan.

Table 1.

<b>LERRDs – Mainstem Reaches 2,3,4</b>	<b>Cost</b>
USACE Recommended Plan Lands and Damages rounded (01 Account)	\$14,720,021
Incremental RE Costs rounded (30-40% contingency of lands & damages) (01 Account)	\$4,871,965
Non Federal Administrative Costs rounded (includes 5% contingency) (01 Account)	\$1,136,000
Federal Administrative Costs rounded (includes 5% contingency) (including crediting) (01 Account)	\$1,600,000
Relocation Assistance Benefits	\$1,691,000
<b>Total LERRDs plus Administrative Costs rounded (01 Account)</b>	<b>\$24,000,000</b>
Cost Estimate for Utility/Facility Relocations rounded (includes 39% contingency) (02 Account)	\$9,702,000
<b>Total Mainstem LERRDs (rounded)</b>	<b>\$33,600,000</b>

Table 2.

<b>LERRDs – Tributaries Reaches 5 &amp; 6</b>	<b>Cost</b>
USACE Recommended Plan Lands and Damages rounded (01 Account)	\$36,456,817
Incremental RE Costs rounded (40% contingency of lands & damages) (01 Account)	\$14,582,727
Non Federal Administrative Costs rounded (includes 5% contingency) (01 Account)	\$,2,100,000
Federal Administrative Costs rounded (includes 5% contingency) (including crediting) (01 Account)	\$ 2,625,000
Relocation Assistance Benefits	\$4,873,000
<b>Total LERRDs plus Administrative Costs rounded (01 Account)</b>	<b>\$60,700,000</b>
Cost Estimate for Utility/Facility Relocations rounded (includes 35% contingency) (02 Account)	\$42,960,000
<b>Total Tributaries LERRDs (rounded)</b>	<b>\$103,400,000</b>

Table 3.

<b>LERRDs – REAL ESTATE COSTS SUMMARY OF RECOMMENDED PLAN</b>	<b>Cost</b>
USACE Recommended Plan Lands and Damages, Administrative and Relocation Assistance Benefits rounded (01 Account)	\$84,700,000 (rounded)
Cost Estimate for Utility/Facility Relocations rounded (includes 35% contingency) (02 Account)	\$52,700,000 (rounded)
<b>Total LERRDs Recommended Plan</b>	<b>\$137,400,000</b>

### 13. Relocation Assistance Benefits.

Based on the Recommended Plan, there are identified properties that may require relocation assistance; however, if the project is approved and funded, the levee alignments and real estate requirements would be evaluated more thoroughly in PED which could reduce real estate impacts and costs.

In addition to Real Estate administrative costs the relocation assistance payments to the property owners is calculated separately. A Relocation Assistance Plan will be provided to the Corp for review by the non-federal sponsors during the design phase. Displacements are dealt with on a case by case basis and costs will vary. This inventory of potential displacements were based on a >10 percent conceptual design and can decrease or be eliminated in design phase. This inventory is for planning purposes only to assist in the development of total project cost for relocation assistance costs. It is estimated for the Recommended Plan that approximately 56 parcels will be impacted due to construction of the project, see Table 4. Estimated acquisitions include 44 residential properties and 9 commercial properties, which may require relocation assistance benefits. Due to real estate plan development time constraints, individual parcels were not physically inspected and counted. Actual parcel counts are subject to change upon refinement of the project footprint.

The non-Federal sponsors must comply with the Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970, as amended, 42 U.S.C. 4601 *et seq.* (P.L. 91-646, “the Uniform Act”) and provide relocation assistance to qualifying residences and businesses within the project area that are displaced, as defined in the Uniform Act, as a consequence of USACE project implementation.

The sponsor has also been advised of PL 91-646 requirements to pay Fair Market Value for property as part of the acquisition necessary for the project and the requirements for documenting expenses for credit purposes.

For the purposes of planning, and in coordination with the NFS, the majority of the occupants on the Monterey side are tenants and would potentially be eligible for relocation benefits that include moving expenses and rental differential. However, due to limited availability of housing, it is assume displaced persons or businesses may have to relocate to Santa Cruz County. In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, payment allows the tenant to rent a comparable decent, safe and sanitary replacement dwelling for a 42-month period. If the replacement dwelling and the cost of rent and utilities are higher than what the tenant was paying, rental assistance payment may be available.

Between Monterey and Santa Cruz Counties, the assumption is tenants are paying \$1,400 per month and the current average rental is \$2,500 per month in Santa Cruz County, (where there is slightly more inventory than Monterey County). This would mean there would be a \$1100 rent differential based on the difference between the current rental paid and the current average rental market. In addition, utility cost for replacement is estimated at \$400, which comes to an estimated cost of \$63,000 (\$1100 + \$400 x 42 mos) per residential relocation assistance benefit for Replacement Housing for Tenants.

Additional relocation assistance benefits allow for moving expenses to displaced persons or businesses. Based on the NFS recent relocation assistance activities, the estimated relocation moving expenses are estimated at \$15,000 per business and \$10,000 for residential properties.

The price differential payment for replacement housing for owner occupied properties is estimated between \$100K and \$200K given the median home price at \$550K in Santa Cruz County. There is limited available housing in the city of Watsonville, whereas other nearby cities such as Prunedale and Salinas is expected to have more inventory and a lower average median price compared to Watsonville.

Relocation Benefits Costs are captured under the Real Estate Cost Table 1 and 2, respectively.

The impacts and estimates relating to potential displacements, and the anticipated need to provide relocation assistance benefits, are provided exclusively for project cost estimating purposes only and are not intended to be relied upon for provision of benefits and/or the payment of the estimates referenced herein. If relocations assistance is necessary, a draft relocation assistance plan will be provided by the non-Federal sponsors and will be refined during Planning, Engineering and Design phase.

Table 4. Preliminary Identified parcels

Preliminary identified properties eligible for Relocation Assistance Benefits								
		APN	Acreage				APN	Acreage
Mainstem	Reach 2 Right Bank	017-241-04	0.209		Tribs	Reach 5 Right Bank	051-281-13	0.192
Mainstem	Reach 2 Left Bank	117-341-004	0.077		Tribs	Reach 5 Right Bank	051-281-14	0.198
Mainstem	Reach 2 Left Bank	117-341-005	0.028		Tribs	Reach 5 Right Bank	051-281-15	0.208
Mainstem	Reach 2 Left Bank	117-341-006	0.068		Tribs	Reach 5 Right Bank	051-281-16	0.19
Mainstem	Reach 2 Left Bank	117-341-008	0.118		Tribs	Reach 5 Right Bank	051-281-17	0.217
Mainstem	Reach 2 Left Bank	117-361-004	0.02		Tribs	Reach 5 Right Bank	051-281-18	0.015
Mainstem	Reach 2 Left Bank	117-361-005	0.047		Tribs	Reach 5 Left Bank	051-161-12	0.042
Mainstem	Reach 2 Left Bank	117-361-017	0.157		Tribs	Reach 5 Left Bank	051-161-13	0.066
Mainstem	Reach 2 Left Bank	117-362-002	0.052		Tribs	Reach 5 Left Bank	051-161-15	0.134
Mainstem	Reach 2 Left Bank	117-371-011	0.104		Tribs	Reach 5 Left Bank	051-171-01	0.089
Mainstem	Reach 4 Left Bank	117-411-001	0.677		Tribs	Reach 5 Left Bank	051-171-02	0.043
Mainstem	Reach 4 Left Bank	117-411-002	0.127		Tribs	Reach 5 Left Bank	051-171-04	0.053
Tribs	Reach 5 Right Bank	017-364-01	0.01		Tribs	Reach 5 Left Bank	051-171-06	0.062
Tribs	Reach 5 Right Bank	017-364-04	0.021		Tribs	Reach 5 Left Bank	051-171-07	0.056
Tribs	Reach 5 Right Bank	017-364-05	0.035		Tribs	Reach 5 Left Bank	051-171-08	0.072
Tribs	Reach 5 Right Bank	017-371-08	0.025		Tribs	Reach 5 Left Bank	051-171-18	0.037
Tribs	Reach 5 Right Bank	017-371-09	0.015		Tribs	Reach 5 Left Bank	051-171-19	0.038
Tribs	Reach 5 Right Bank	017-381-14	5.46		Tribs	Reach 5 Left Bank	051-171-26	0.074
Tribs	Reach 5 Right Bank	017-409-01	0.033		Tribs	Reach 5 Left Bank	051-171-45	0.017
Tribs	Reach 5 Right Bank	017-409-02	0.015		Tribs	Reach 5 Left Bank	051-302-06	0.013
Tribs	Reach 5 Right Bank	017-409-07	0.016		Tribs	Reach 6 Right Bank	048-231-13	0.194
Tribs	Reach 5 Right Bank	017-409-09	0.015		Tribs	Reach 6 Right Bank	048-231-14	0.741
Tribs	Reach 5 Right Bank	017-409-12	0.02		Tribs	Reach 6 Left Bank	019-861-20	0.819
Tribs	Reach 5 Right Bank	017-409-13	0.019		Tribs	Reach 6 Left Bank	019-861-25	0.231
Tribs	Reach 5 Right Bank	017-409-18	0.034		Tribs	Reach 6 Left Bank	051-271-08	0.123
Tribs	Reach 5 Right Bank	017-409-19	0.02		Tribs	Reach 6 Left Bank	051-271-09	1.302
Tribs	Reach 5 Right Bank	051-281-11	1.48					
Tribs	Reach 5 Right Bank	051-281-12	0.245					

14. Mineral / Timber Activity.

There is no mineral or timber activity within the project area, therefore there is no impact.

15. Non-Federal Sponsor’s Ability to Acquire.

Monterey County provided their response, see Exhibit D

16. Zoning Anticipated in Lieu of Acquisition.

There is no zoning in lieu of acquisition planned in connection with the project.



17. Real Estate Acquisition Schedule. *(Subject to change)*

REAL ESTATE ACQUISITION SCHEDULE				
Project Name: Pajaro River	USACE Start	USACE Finish	NFS Start	NFS Finish
Receipt of preliminary drawings from Engineering/PM (Conceptual, 10%, 30% Designs)	Nov 2017	Jul 2018	N/A	N/A
Receipt of final drawings from Engineering/PM	2019	2020	N/A	N/A
Execution of PPA	2020	2020	N/A	N/A
Formal transmittal of final drawings & instruction to acquire LERRDS ("Take Letter") Contact 1 Reach 2 Contact 2 Reach 3 Contract 3 Reach 4 Contract 4 Reach 5 Contract 5 Reach 6	Oct 2019 Oct 2019 Oct 2019 Oct 2019 Oct 2019	2020*	N/A	N/A
Obtain/review title evidence	N/A	N/A	July 2020	Oct 2020
Prepare/review mapping & legal descriptions	N/A	N/A	July 2020	Oct 2020
Notice to appraise	N/A	N/A	Oct 2020	Jan 2021
Conduct landowner meetings (if applicable, NFS responsibility)	N/A	N/A	July 2020	Sep 2020
Obtain/review tract appraisals	N/A	N/A	Mar 2021	Apr 2021
Conduct negotiations	N/A	N/A	Apr 2021	Jul 2021
Perform closing	N/A	N/A	Jul 2021	Dec 2021
Prepare/review condemnations (if needed)	N/A	N/A	Aug 2021	Dec 2021
Perform condemnations (if needed)	N/A	N/A	Sep 2021	Feb 2022
Obtain Possession	N/A	N/A	Jul 2021	Feb 2022
Complete/review PL 91-646 benefit assistance	N/A	N/A	Oct 2020	Dec 2021
Conduct/review facility and utility relocations.	N/A	N/A	Oct 2020	Dec 2021
Certify all necessary LERRDS are available for construction Contract 1 Reach 2 Contract 2 Reach 3 Contract 3 Reach 4 Contract 4 Reach 5 Contract 5 Reach 6		Jan 2021 Jan 2022 Jan 223 Dec 2023 Jan 2025	2021	2021-2025
Prepare and submit credit requests (3 months)	N/A (NFS to submit)	N/A	2021	2025
Review/approve or deny credit requests (2 months)	Mar 2021	Jun 2021	TBD	TBD
Establish value for creditable LERRDS in F&A cost accounting system	Jun 2021	Aug 2021	TBD	TBD

COE – Corps of Engineers

NFS – Non-Federal Sponsor

\*sponsor notified of risks associated with acq ahead of PPA and formal agreement

18. Description of Facility and Utility Relocations.

The real estate assessment discussed herein is based upon the following assumptions and estimates to assist in preliminarily analyzing and determining compensability for planning and budgeting purposes during the feasibility phase:

If an impacted utility/facility is likely supported by a permit that has been issued to the utility/facility owner by the underlying property owner, and the terms of the permit include conditional language stating the utility/facility owner must relocate the impacted utility/facility at its own expense at the request of the underlying fee or easement owner, the relocation was considered to be a non-compensable relocation. The costs of a non-

compensable relocation are borne by the utility/facility owner and/or the non-Federal sponsor, and not included in the total project cost estimate.

For the purposes of this analysis, if it appears probable that the impacted utility/facility has an easement or real property interest in the underlying land, and the utility/facility so impacted preliminarily appears to meet the criteria for the provision of a substitute and/or replacement facility under the substitute facilities doctrine, the relocation was categorized as a compensable relocation, the costs of which are borne by the non-Federal sponsor and included in the total project cost estimate. Following is description of the utilities/facilities, also identified in Table 5 as potential impacts by the project and likely requiring relocation.

HWY 129 & 152. New bridges along HWY 129 and 152 will be constructed to match the new levee design elevations and will require structural modifications not only for the bridge supports (abutments) but also on the highway approach to the bridge on both sides. In other words, this work will require elevating the highway itself as it approaches the bridge by means of creating a "ramp" necessary for bringing the roadway up to the elevation of the new bridge.

Pipelines and other utilities. Because there are several pump stations along the project as well as storm drain pipes and various utilities lines that cross the levee(s), there will be a need to either modify or replace the existing pipelines. Some pipelines may need to be replaced due to age and other may just need to be extended to match the setback distances along with the new levees. Location of these impacted pipelines and utilities are identified in Table 5.

Closure structures where levee crosses railroad tracks. The completion levee on Reach 4 left bank will cross the railroad tracks south of San Juan Road. (The railroad tracks will not be modified.) At this point, to allow free passage for the trains, a gap measuring the width of both tracks, will be created along the levee. To prevent water flowing through the gap, a mechanical floodgate will be constructed at this location designed to close as needed during high water events. On Reach 3, the existing levee will be modified and a closure structure will be constructed to be placed on the railroad tracks to prevent water flowing through the gap during high water events. Detailed design of these structures will occur during the Planning, Engineering and Design phase

San Juan Road Ramp. This is an existing county road along the new levee footprint that is proposed to be modified by creating ramps in both directions in order to maintain continuous access across the new levee.

For cost-shared projects, the NFS have the responsibility to perform or assure the performance of relocations. The term "relocation" as defined in applicable law and regulations, generally means providing a functionally equivalent facility to the owner of an existing utility, cemetery, highway, or other eligible public facility, and railroad (excluding existing railroad bridges and approaches thereto) when such action is authorized in accordance with applicable legal principles of just compensation. Providing a functionally equivalent facility may take the form of alteration, lowering, raising, protecting in place or replacement (and attendant removal) of the affected facility or part thereof. Project features that require lands on railroad property may cause potential delays in acquisition based on recent current events on other USACE projects.

Consistent with requirements of Real Estate Policy Guidance Letter No. 31 – Real Estate Support to Civil Works Planning Paradigm (3x3x3) the preparation of a real estate assessment is appropriate for this feasibility study because the estimated total cost to modify all project utility/facility relocations identified in Table 3 below, Utility/Facility Inventory (including the value of any additional lands that may be required for perform the relocations) do not exceed 30 percent of estimated total project costs. The total project costs for the Recommended Plan are estimated at \$448M (rounded), and the total utility relocations are 12 percent of the total project costs, estimated at \$53M (rounded).

Table 5. Utility/Facility Inventory Recommended Plan

Reach	Bank	Type	Utility/Facility Owner	Compensable Interest (Y/N)
2	LB	Storm Drain	Monterey County	Yes
2	RB	Storm Drain	Santa Cruz County	Yes
2	LB	Storm Drain	Monterey County	Yes
2	LB	Storm drain	Monterey County	Yes
2	LB	Storm drain	Monterey County	Yes
2	LB	Power poles	PG&E	Yes
2	RB	Fiber optic lines	Quest and Sprint	No, assumption is telcom company is operating under a permit or agreement
2	LB	Agricultural well near UPRR bridge	Unknown, assuming private landowner	Yes
3	LB	Storm Drain near UPRR bridge	Monterey County	yes
3	RB	Storm Drain at Grove St Pump Station	Santa Cruz County	Yes
3	RB	Storm Drain at Grove St Pump Station	Santa Cruz County	Yes
3	RB	Storm Drain at Rodriguez St Pump Station	Santa Cruz County	Yes
3	RB	Storm Drain at Main Street Bridge	Santa Cruz County	Yes
3	RB	Storm drain at Union Pump Station	Santa Cruz County	Yes
3	RB	Storm Drain at Marchant St pump station	Santa Cruz County	Yes
3	RB	Storm Drain at Marchant St pump station	Santa Cruz County	Yes
3	RB	Storm Drain at Lincoln St pump station	Santa Cruz County	Yes
3	RB	storm drain at the Coolidge Avenue Pump Station	Santa Cruz County	Yes
3	RB	storm drain at Loughhead Avenue Pump Station	Santa Cruz County	Yes
3	LB	storm drain in existing levee on Monterey County side	Monterey County	Yes
3	LB	storm drain in existing levee on Monterey County side	Monterey County	Yes
3	RB	located between the UPRR bridge and Main Street bridge	Santa Cruz County	Yes
4	LB	storm drain in existing levee on the Monterey County side	Monterey County	Yes
4	LB	storm drain in existing levee on the Monterey County side	Monterey County	Yes
4	LB	storm drain in the existing levee	Monterey County	Yes
4	LB	High-voltage transmission lines	Monterey County	Yes
4	LB	3 agricultural wells within the reach	Unknown, assuming private landowner	Yes
4	LB	Railroad Floodgate – temporarily removal of tracks to install floodgate	UPRR	Yes
5	RB	Pipeline from the sewer plant	Santa Cruz County	yes
5	RB	Pipeline with 4 manholes	Santa Cruz County	Yes
5	RB	storm drain at Blackburn Street pump station	Santa Cruz County	
5	RB	storm drain at King's Highway Pump Station	Santa Cruz County	Yes
5	RB	storm drain	Santa Cruz County	Yes
5	LB	Gas pipe at Highway 129 bridge	Monterey County	Yes
5	LB	Waterline through the Highway 129 Bridge	Monterey County	Yes
6	RB	Waterline through the Highway 129 Bridge	Santa Cruz County	Yes

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'S 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.

19. STATEMENT NON-FEDERAL SPONSOR NOTIFICATION

The non-Federal sponsors were notified in writing about the risks associated with acquiring land for the proposed project on September 20, 2017; see Exhibit B.

20. Hazardous, Toxic, and Radiological Waste (HTRW).

A Phase I Assessment was completed for the project area. According to the Initial Site Assessment in 2005, “the EDR database did not identify any portion of the proposed levee alignment as a National Priority List or state equivalent site of contamination. Based on a review of readily available environmental regulatory agency file information and a site reconnaissance, it does not appear that hazardous waste or deleterious materials are present in soils adjacent to the Lower Pajaro River Flood Control Project....”

21. Attitude of Landowners.

The NFS has been actively engaging landowners along Pajaro River to implement the project as landowners have expressed concerns over land encroachments. There is ongoing public outreach to reduce these concerns. Moreover, if the project is approved and funded, the levee alignments and real estate requirements would be evaluated more thoroughly in PED which could reduce real estate impacts and costs.

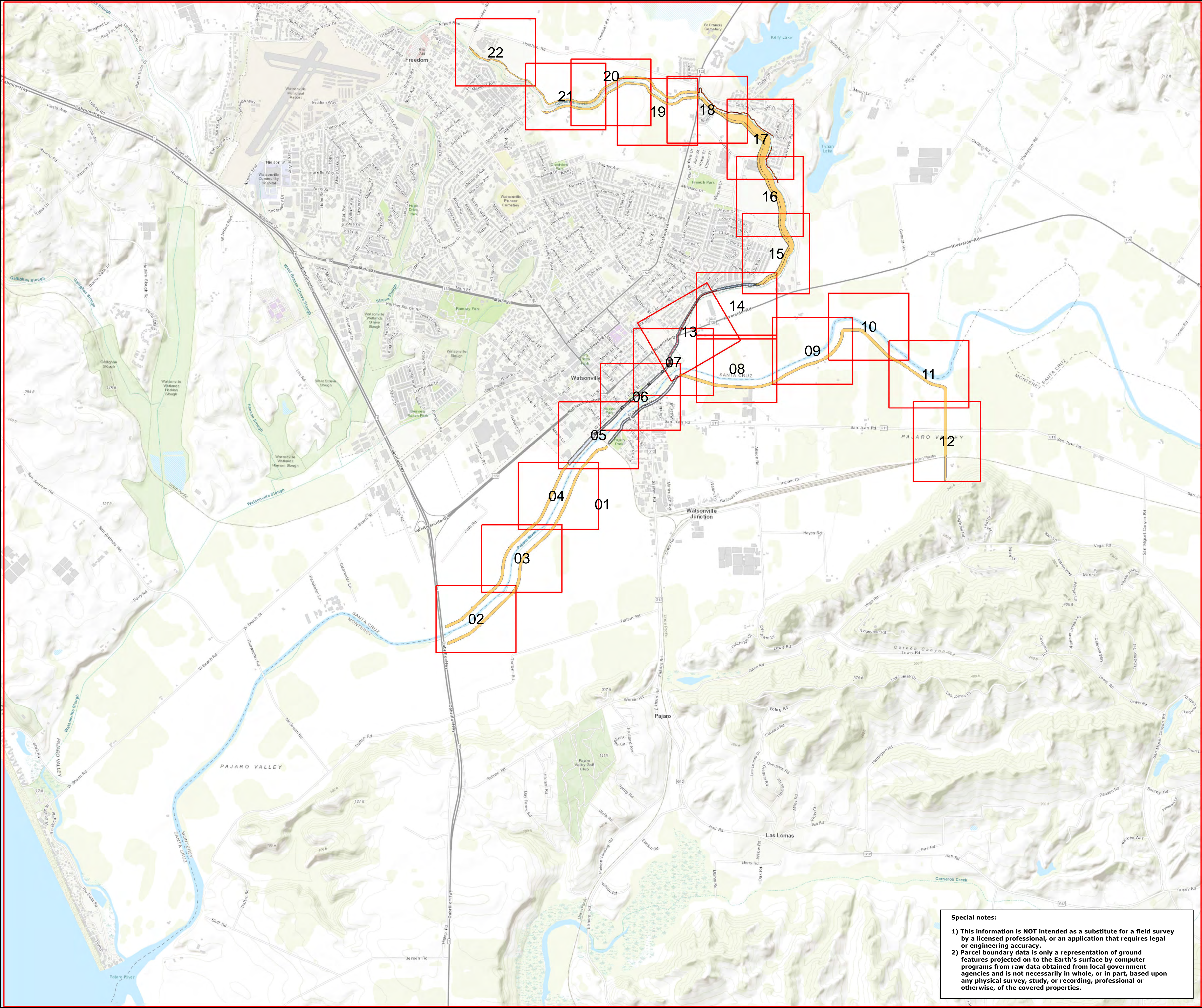




EXHIBIT A  
PROJECT MAPS

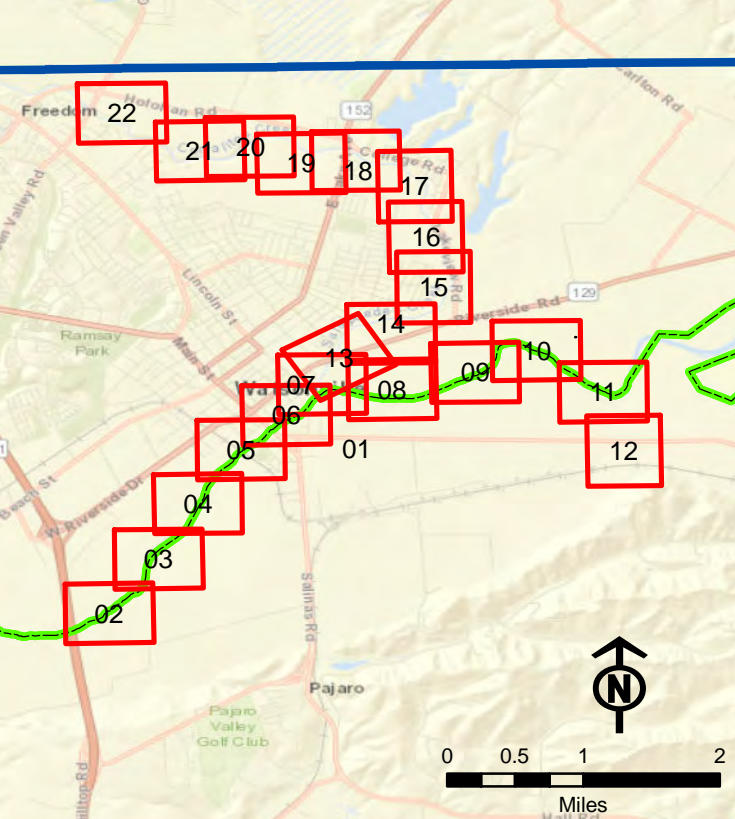
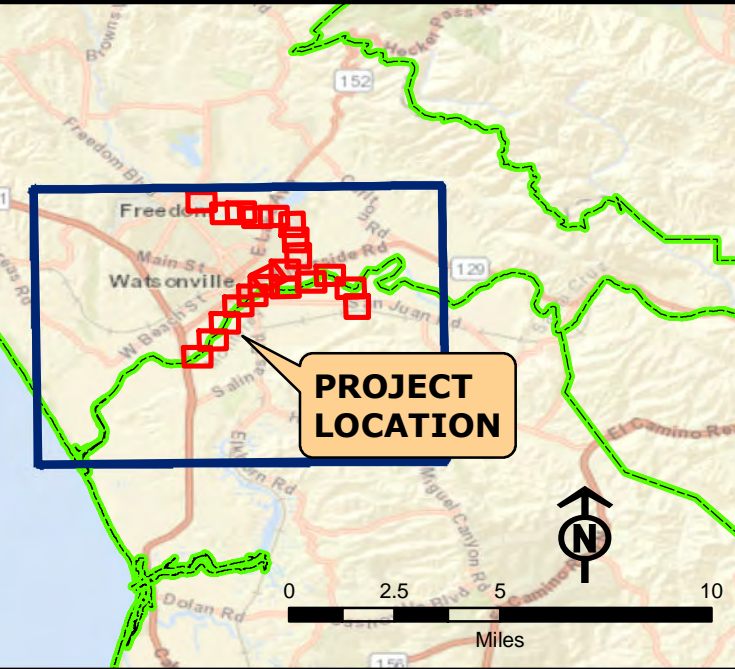






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MARGINALIA

Feet  
0 800 1,600 3,200 4,800  
1 inch = 1,500 feet

Coordinate System:  
NAD 1983 2011 StatePlane California III FIPS 0403 Ft US  
Projection: Lambert Conformal Conic  
Datum: NAD 1983 2011  
Units: Foot US  
T 12S R 2E (M.D.B. & M.)

ACQUISITION AUTHORIZATION

Final  
As Applicable

PROJECT MAP

DEPARTMENT OF THE ARMY  
USING SERVICE

LOCATION OF PROJECT

STATE CALIFORNIA  
COUNTY SANTA CRUZ/MONTEREY  
DIVISION SOUTH PACIFIC  
DISTRICT SACRAMENTO  
ARMY AREA SIXTH  
1.0 MILES S OF WATSONVILLE  
1.3 MILES N OF CITY OF PAJARO

TRANSPORTATION FACILITIES

RAILROADS UNION PACIFIC  
STATE ROADS STATE ROUTE 120  
FEDERAL ROADS HWY 1  
AIRPORTS WATSONVILLE MUNI. AIRPORT

ACQUISITION

TOTAL ACRES ACQUIRED  
FEE  
PUBLIC DOMAIN (WITHDRAWN / USE PERMIT)  
USE PERMIT (Other than P.D.)  
TRANSFER (WITHDRAWN / USE PERMIT)  
LEASE  
EASEMENT RESERVED IN FEE DISPOSAL  
LESSER INTERESTS (EASEMENT / PERMIT / LICENSE)

DISPOSAL

TOTAL ACRES DISPOSED  
SOLD  
PUBLIC DOMAIN (WITHDRAWN / USE PERMIT)  
USE PERMIT (Other than P.D.)  
TRANSFERRED  
LEASES TERMINATED  
LESSER INTERESTS TERM  
REASSIGNED  
ACRES TO

LEGEND

EXCEPT FOR SPECIAL SYMBOLS SHOWN BELOW, MAP SYMBOLS ARE STANDARD IN U.S. ARMY FIELD MANUAL, FM 21-31, TOPOGRAPHIC SYMBOLS, DEC. 1968.

PARCEL

Flood Easement (FPLE)

FEE

Staging

Haul Route (HR)

Flood Wall

REAL ESTATE OWNERSHIP MAPS 2017

DEPARTMENT OF THE ARMY  
OFFICE OF THE SACRAMENTO DISTRICT ENGINEER  
SOUTH PACIFIC DIVISION

CALIFORNIA

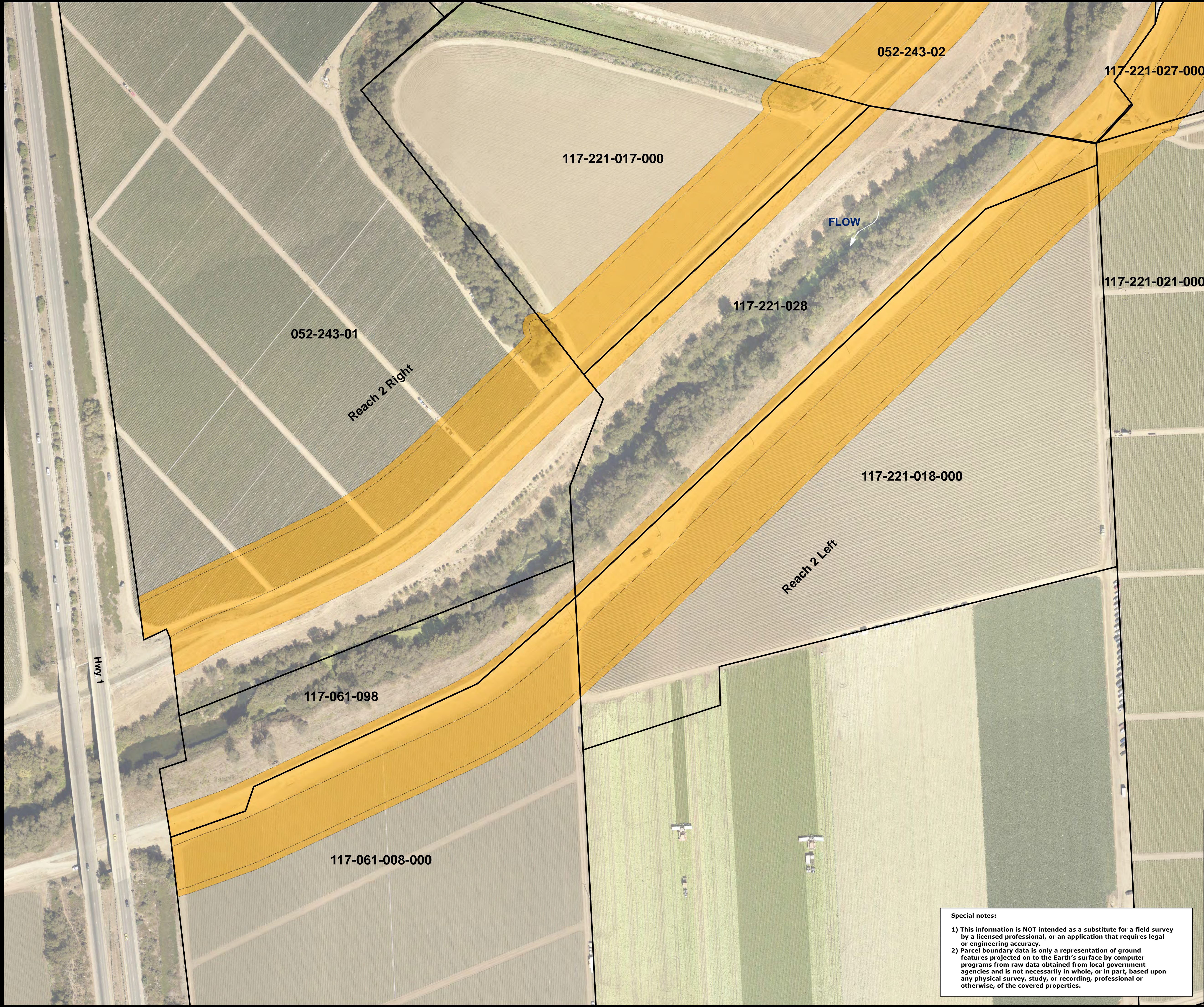
CARTOGRAPHER J. Henriksen  
CARTO TECH.  
CHECKED BY  
SUBMITTED BY  
Jim D. Henriksen  
CADASTRAL SECTION  
RECOMMENDED BY  
Lisa Ng  
CHIEF, ACQ. & MGMT. BRANCH

MONTEREY, SANTA CRUZ  
COUNTIES  
REAL ESTATE  
Pajaro Riv. Flood Risk Management Project  
PAJARO TSP (Including Reaches 3 & 5 Flood Wall)  
APPROVED BY Lisa Ng (Acting) DATE  
CHIEF, REAL ESTATE DIVISION

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D.C.  
REMIS CODE:  
REMIS UNIQUE ID:  
INSTALLATION OR PROJECT NO. 104552

Date Saved: 3/23/2018 12:44:48 PM  
SHEET 01 of 27  
DRAWING NO.





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Final  
As Applicable

PROJECT MAP

DEPARTMENT OF THE ARMY  
USING SERVICE

LOCATION OF PROJECT

STATE CALIFORNIA  
COUNTY SANTA CRUZ/MONTEREY  
DIVISION SOUTH PACIFIC  
DISTRICT SACRAMENTO  
ARMY AREA SIXTH  
1.0 MILES S OF WATSONVILLE  
1.3 MILES N OF CITY OF PAJARO

TRANSPORTATION FACILITIES

RAILROADS UNION PACIFIC  
STATE ROADS STATE ROUTE 120  
FEDERAL ROADS HWY 1  
AIRPORTS WATSONVILLE MUNI. AIRPORT

ACQUISITION

TOTAL ACRES ACQUIRED

FEE

PUBLIC DOMAIN ☐ WITHDRAWN ☐ USE PERMIT

USE PERMIT (Other than P.D.)

TRANSFER ☐ WITHDRAWN ☐ USE PERMIT

LEASE

EASEMENT RESERVED IN FEE DISPOSAL

LESSER INTERESTS ☐ EASEMENT ☐ PERMIT ☐ LICENSE

DISPOSAL

TOTAL ACRES DISPOSED

SOLD

PUBLIC DOMAIN ☐ WITHDRAWN ☐ USE PERMIT

USE PERMIT (Other than P.D.)

TRANSFERRED

LEASES TERMINATED

LESSER INTERESTS TERM

REASSIGNED

ACRES TO

LEGEND

EXCEPT FOR SPECIAL SYMBOLS SHOWN BELOW, MAP SYMBOLS ARE STANDARD IN U.S. ARMY FIELD MANUAL, FM 21-31, TOPOGRAPHIC SYMBOLS, DEC. 1968.

☐ PARCEL

☐ Flood Easement (FPLE)

☐ FEE

☐ Staging

☐ Haul Route (HR)

☐ Flood Wall

PROJECT LOCATION

PROJECT LOCATION

MARGINALIA

Coordinate System:  
NAD 1983 2011 StatePlane California III FIPS 0403 Ft US  
Projection: Lambert Conformal Conic  
Datum: NAD 1983 2011  
Units: Foot US  
T 12S R 2E (M.D.B. & M.)

ACQUISITION AUTHORIZATION

REAL ESTATE OWNERSHIP MAPS 2017

DEPARTMENT OF THE ARMY  
OFFICE OF THE SACRAMENTO DISTRICT ENGINEER  
SOUTH PACIFIC DIVISION

CARTOGRAPHER J. Henriksen  
CARTO TECH.  
CHECKED BY  
SUBMITTED BY  
Jim D. Henriksen  
CADASTRAL SECTION  
RECOMMENDED BY  
Lisa Ng  
CHIEF ACQ. & MGMT. BRANCH

MONTEREY, SANTA CRUZ  
COUNTIES  
CALIFORNIA

REAL ESTATE  
Pajaro Riv. Flood Risk Management Project  
PAJARO TSP (Including Reaches 3 & 5 Flood Wall)

APPROVED BY Lisa Ng (Acting) DATE  
CHIEF, REAL ESTATE DIVISION

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D.C.  
REMIS CODE:  
REMIS UNIQUE ID:  
INSTALLATION OR PROJECT NO. 104552

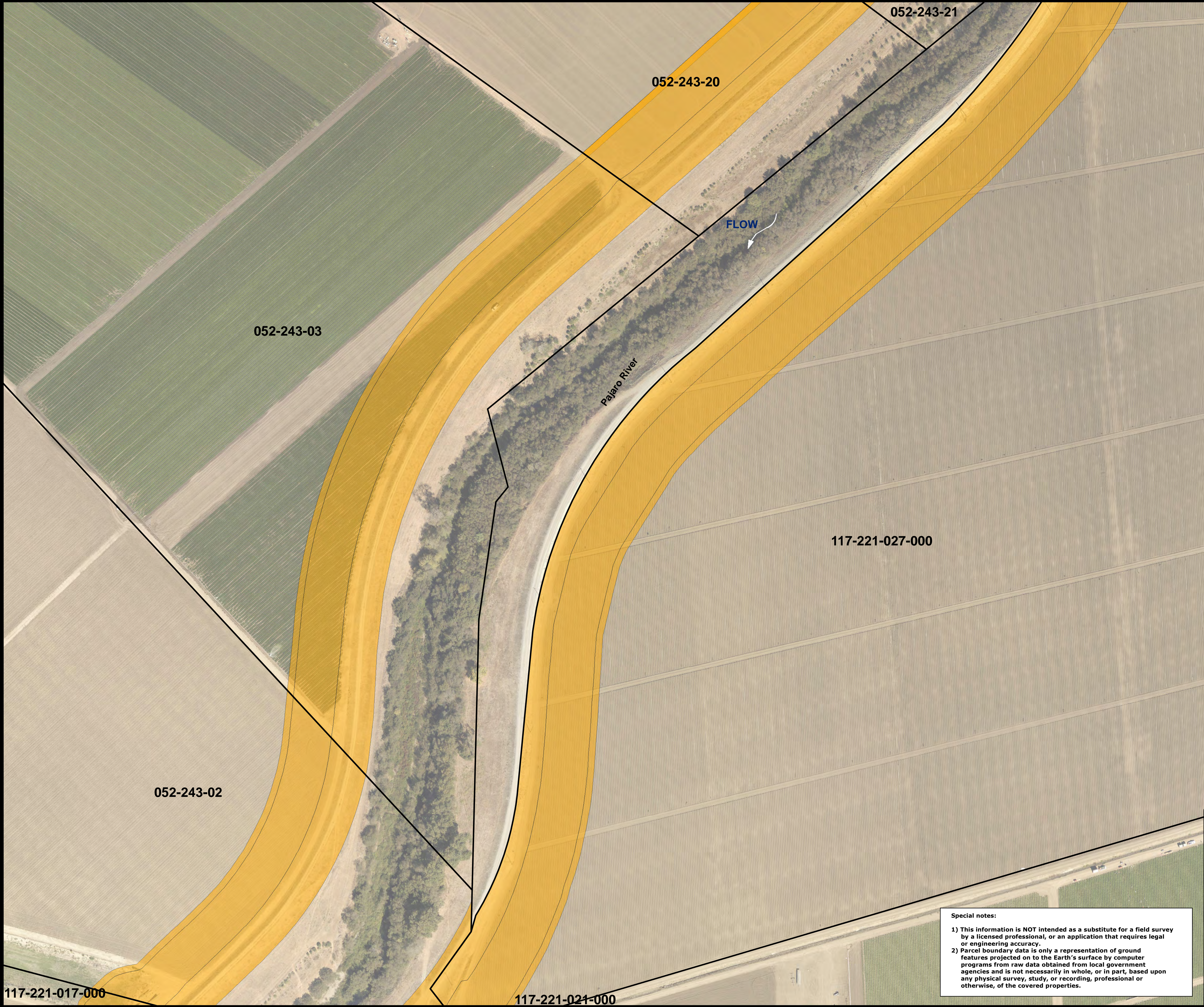
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ER 405-1-200 Eng\_Form 1456A, Oct 81





Final  
As Applicable

PROJECT MAP

DEPARTMENT OF THE ARMY  
USING SERVICE \_\_\_\_\_

LOCATION OF PROJECT

STATE CALIFORNIA  
COUNTY SANTA CRUZ/MONTEREY  
DIVISION SOUTH PACIFIC  
DISTRICT SACRAMENTO  
ARMY AREA SIXTH  
1.0 MILES S OF WATSONVILLE  
1.3 MILES N OF CITY OF PAJARO

TRANSPORTATION FACILITIES

RAILROADS UNION PACIFIC  
STATE ROADS STATE ROUTE 120  
FEDERAL ROADS HWY 1  
AIRPORTS WATSONVILLE MUNI. AIRPORT

ACQUISITION

TOTAL ACRES ACQUIRED \_\_\_\_\_  
FEE \_\_\_\_\_  
PUBLIC DOMAIN 

WITHDRAWN

USE PERMIT

  
USE PERMIT (Other than P.D.) \_\_\_\_\_  
TRANSFER 

WITHDRAWN

USE PERMIT

  
LEASE \_\_\_\_\_  
EASEMENT RESERVED  
IN FEE DISPOSAL \_\_\_\_\_  
LESSER INTERESTS 

EASEMENT

PERMIT

LICENSE

DISPOSAL

TOTAL ACRES DISPOSED \_\_\_\_\_  
SOLD \_\_\_\_\_  
PUBLIC DOMAIN 

WITHDRAWN

USE PERMIT

  
USE PERMIT (Other than P.D.) \_\_\_\_\_  
TRANSFERRED \_\_\_\_\_  
LEASES TERMINATED \_\_\_\_\_  
LESSER INTERESTS TERM \_\_\_\_\_  
REASSIGNED \_\_\_\_\_  
ACRES TO \_\_\_\_\_

LEGEND

EXCEPT FOR SPECIAL SYMBOLS SHOWN  
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PARCEL

Flood Easement (FPLE)

FEE

Staging

Haul Route (HR)

Flood Wall

PROJECT LOCATION

PROJECT LOCATION

MARGINALIA

Coordinate System:  
NAD 1983 2011 StatePlane California III FIPS 0403 Ft US  
Projection: Lambert Conformal Conic  
Datum: NAD 1983 2011  
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T 12S R 2E (M.D.B. & M.)

ACQUISITION AUTHORIZATION

REAL ESTATE OWNERSHIP MAPS 2017

DEPARTMENT OF THE ARMY

OFFICE OF THE SACRAMENTO DISTRICT ENGINEER

SOUTH PACIFIC DIVISION

CARTOGRAPHER J. Henriksen

CARTO TECH. \_\_\_\_\_

CHECKED BY \_\_\_\_\_

SUBMITTED BY \_\_\_\_\_

Jim D. Henriksen  
CADASTRAL SECTION

RECOMMENDED BY \_\_\_\_\_

Lisa Ng  
CHIEF, ACQ. & MGMT. BRANCH

MONTEREY, SANTA CRUZ  
COUNTIES

CALIFORNIA

REAL ESTATE

Pajaro Riv. Flood Risk Management Project  
PAJARO TSP (Including Reaches 3 & 5 Flood Wall)

APPROVED BY Lisa Ng (Acting) DATE \_\_\_\_\_  
CHIEF, REAL ESTATE DIVISION

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D.C.

REQUIS CODE: \_\_\_\_\_

REQUIS UNIQUE ID: \_\_\_\_\_

INSTALLATION OR PROJECT NO. 104552

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SHEET 03 of 27

DRAWING NO. \_\_\_\_\_

Special notes:

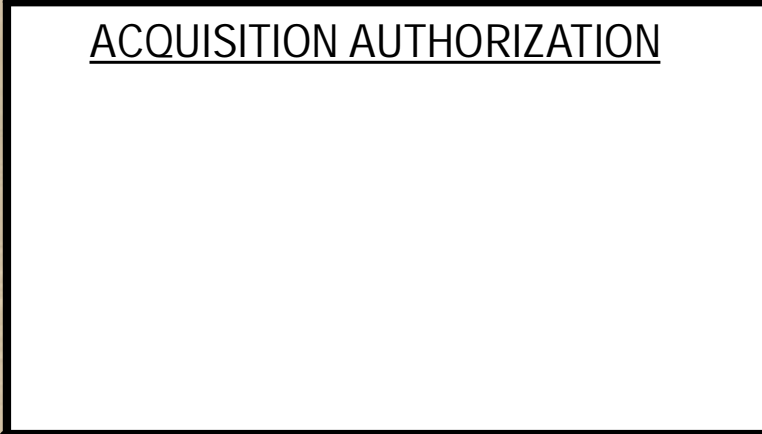
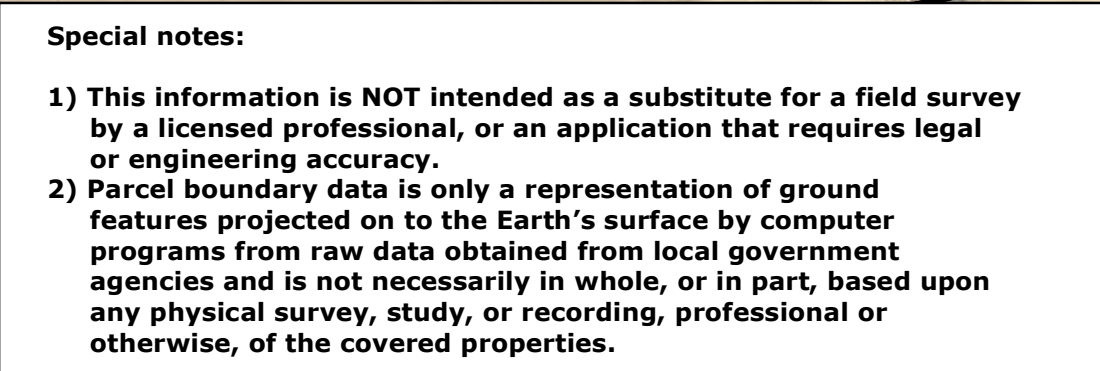
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


ER 405-1-200 Eng\_Form 1456A, Oct 81





## LEGEND

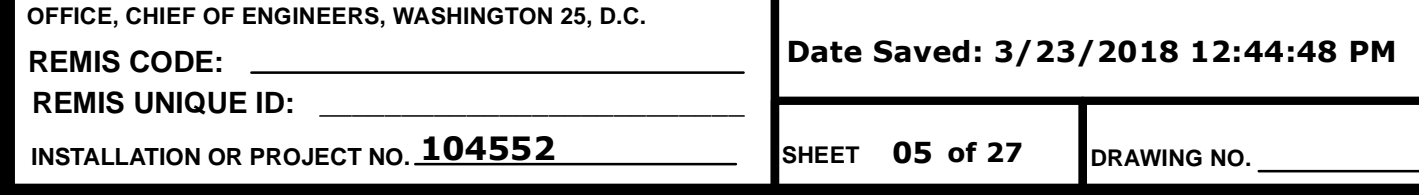
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-  PARCEL
-  Flood Easement (FPLE)
-  FEE
-  Staging
-  Haul Route (HR)
-  Flood Wall

## REAL ESTATE OWNERSHIP MAPS 2017

<b>DEPARTMENT OF THE ARMY</b> <b>OFFICE OF THE SACRAMENTO DISTRICT ENGINEER</b> <b>SOUTH PACIFIC DIVISION</b>	
<b>CARTOGRAPHER</b> <u>J. Henriksen</u> <b>CARTO TECH.</b> _____ <b>CHECKED BY</b> _____  <b>SUBMITTED BY</b> <u>Jim D. Henriksen</u> <b>CADASTRAL SECTION</b>  <b>RECOMMENDED BY</b> <u>Lisa Ng</u> <b>CHIEF, ACC. &amp; MGMT. BRANCH</b>	<b>MONTEREY, SANTA CRUZ</b> <b>COUNTIES</b> _____  <div style="text-align: center; font-size: 1.2em; font-weight: bold;">REAL ESTATE</div> <b>Pajaro Riv. Flood Risk Management Project</b> <b>PAJARO TSP (Including Reaches 3 &amp; 5 Flood Wall)</b>
<b>OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D.C.</b>  <b>REMISS CODE:</b> _____ <b>REMISS UNIQUE ID:</b> _____  <b>INSTALLATION OR PROJECT NO.</b> <u>104552</u>	<b>APPROVED BY</b> <u>Lisa Ng (Acting)</u> <b>DATE</b> _____ <b>CHIEF, REAL ESTATE DIVISION</b>  <b>Date Saved: 3/23/2018 12:44:48 PM</b>  <b>SHEET</b> <u>04</u> <b>of 27</b> <b>DRAWING NO.</b> _____



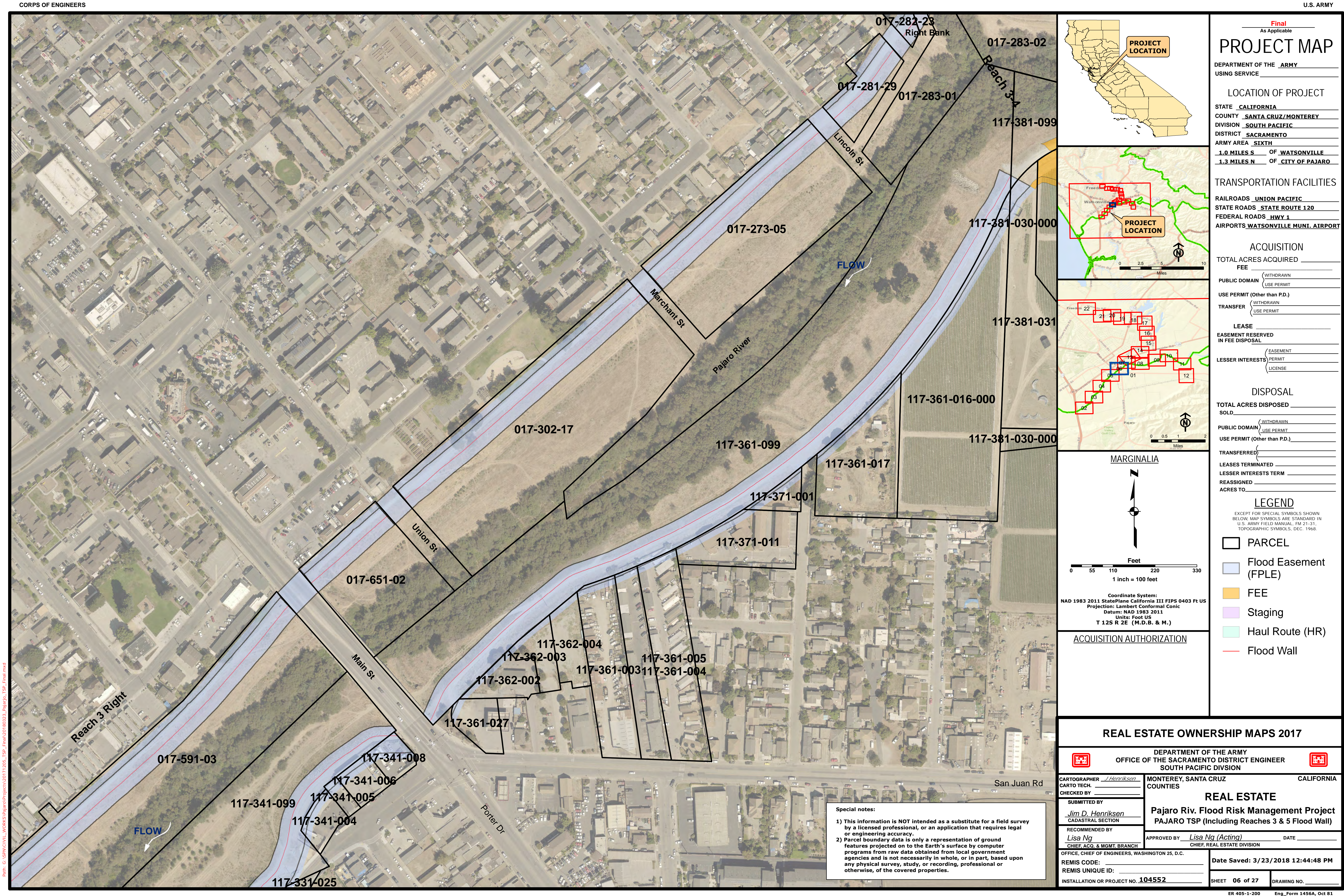


— Flood Wall

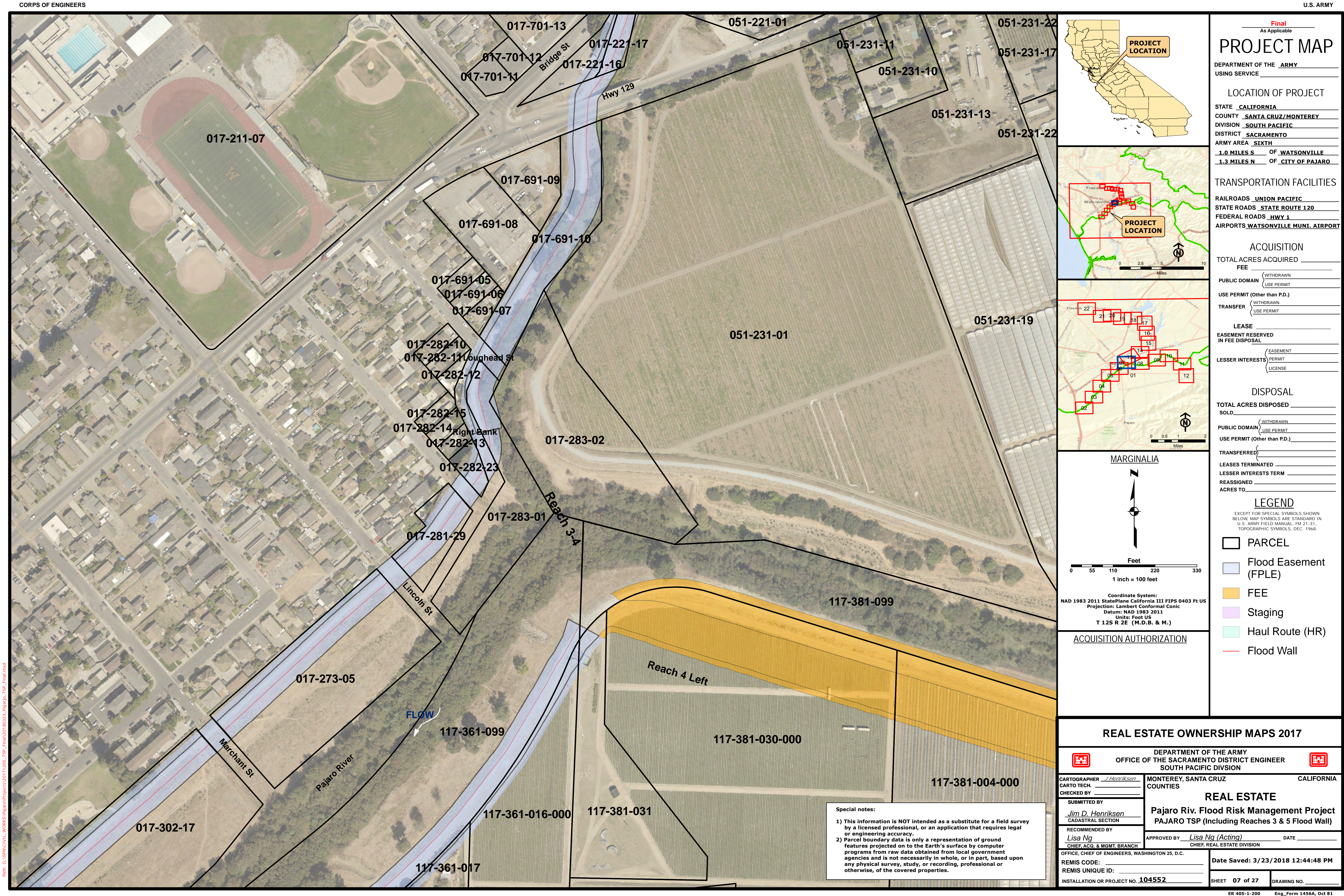
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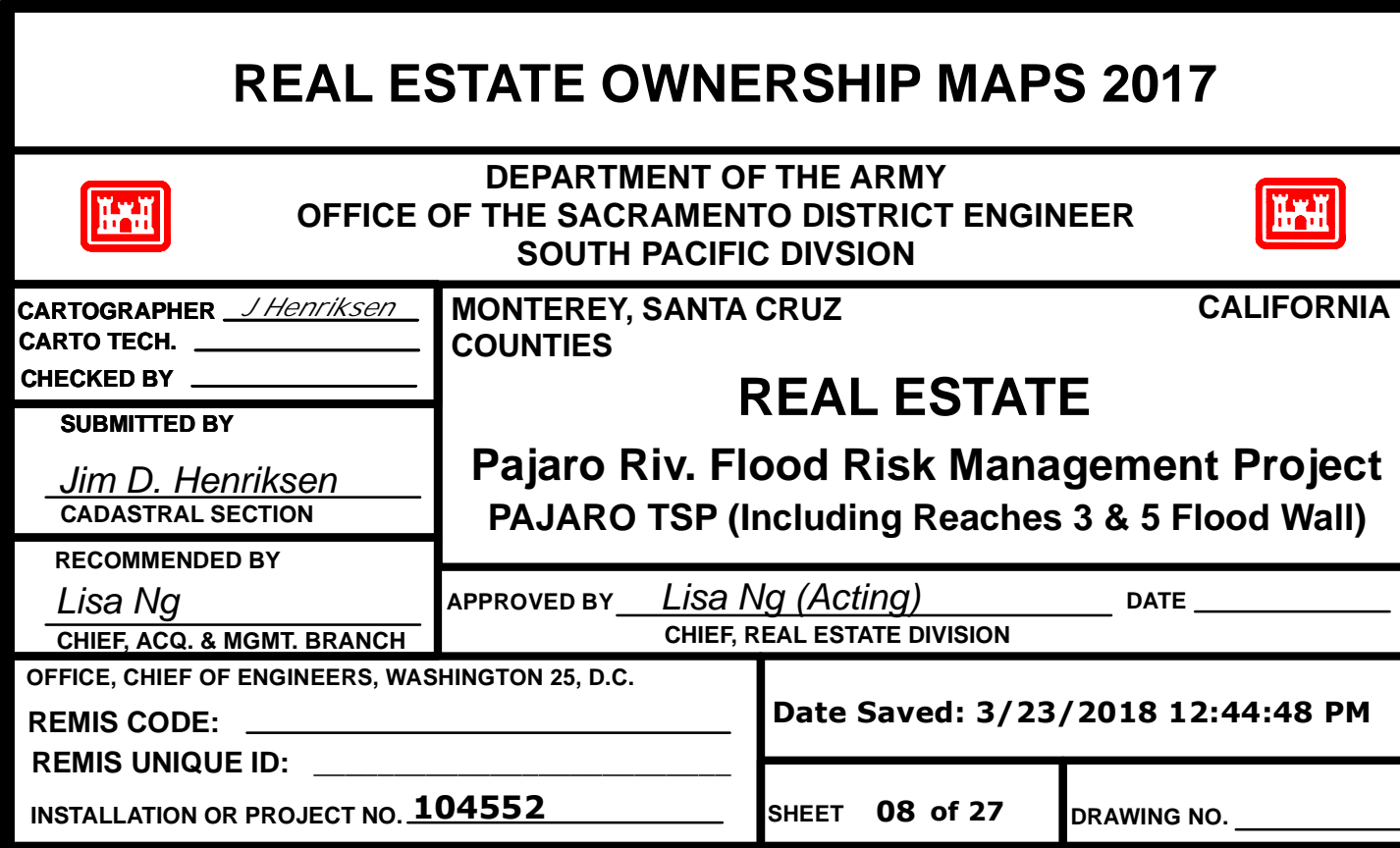
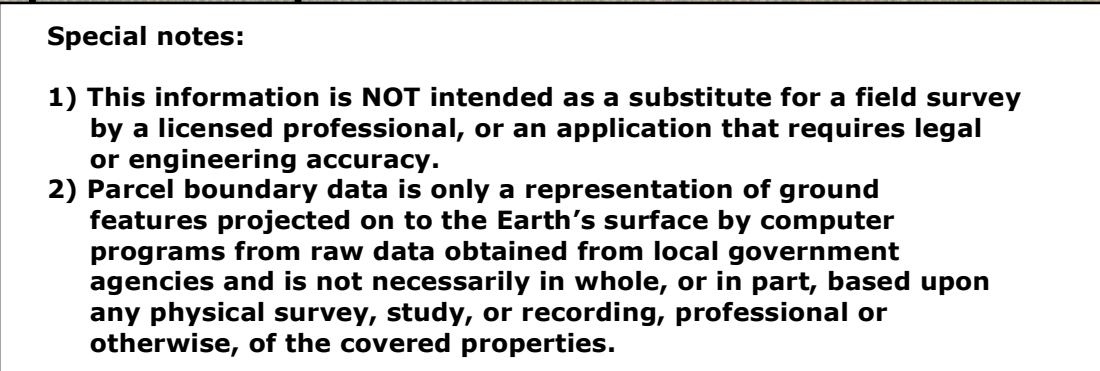




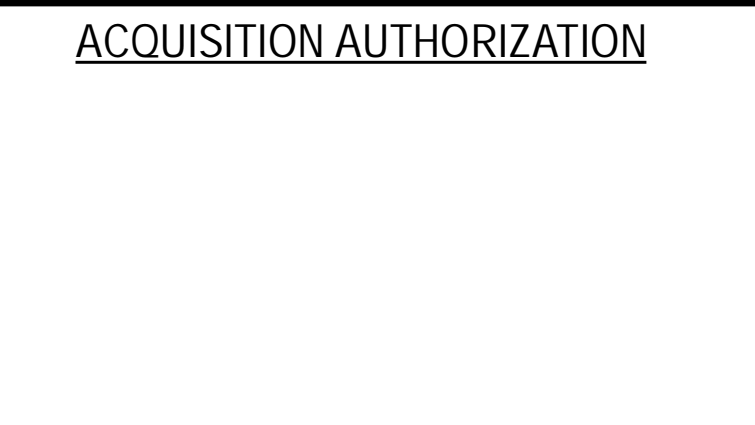
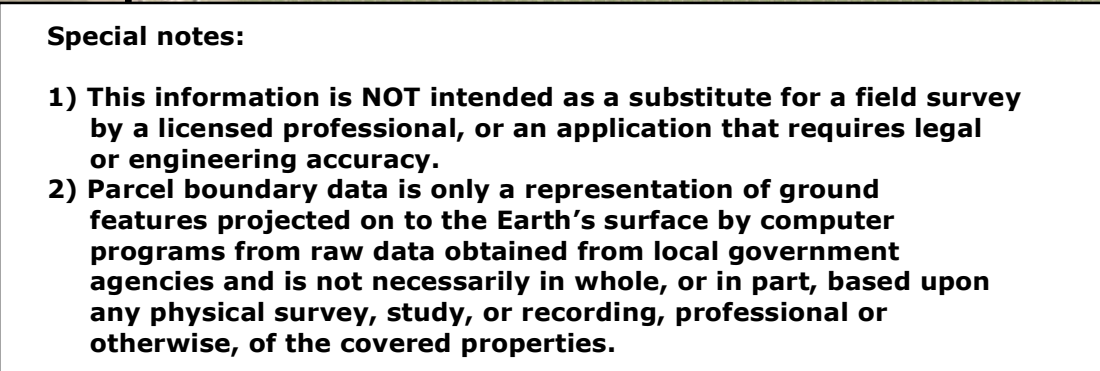












# DISPOSAL

TOTAL ACRES DISPOSED \_\_\_\_\_

SOLD \_\_\_\_\_

PUBLIC DOMAIN { \_\_\_\_\_  
                              WITHDRAWN \_\_\_\_\_  
                              USE PERMIT \_\_\_\_\_

USE PERMIT (Other than P.D.) \_\_\_\_\_

TRANSFERRED { \_\_\_\_\_  
                              \_\_\_\_\_

LEASES TERMINATED \_\_\_\_\_







LESSER INTERESTS TERM \_\_\_\_\_

REASSIGNED \_\_\_\_\_

ACRES TO \_\_\_\_\_

## LEGEND

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	PARCEL
	Flood Easement (FPLE)
	FEE
	Staging
	Haul Route (HR)
	Flood Wall

# REAL ESTATE OWNERSHIP MAPS 2017

<div style="display: inline-block; text-align: center; margin: 0 20px;"> <b>DEPARTMENT OF THE ARMY</b>  <b>OFFICE OF THE SACRAMENTO DISTRICT ENGINEER</b>  <b>SOUTH PACIFIC DIVISION</b> </div>	
CARTOGRAPHER <u>J. Henriksen</u> CARTO TECH. _____ CHECKED BY _____ SUBMITTED BY _____ <u>Jim D. Henriksen</u> CADASTRAL SECTION RECOMMENDED BY _____ <u>Lisa Ng</u> CHIEF, ACQ. & MGMT. BRANCH	<div style="display: flex; justify-content: space-between;"> <span>MONTEREY, SANTA CRUZ COUNTIES</span> <span>CALIFORNIA</span> </div> <div style="text-align: center; padding: 10px;"> <h2 style="margin: 0;">REAL ESTATE</h2> <h3 style="margin: 0;">Pajaro Riv. Flood Risk Management Project</h3> <h3 style="margin: 0;">PAJARO TSP (Including Reaches 3 &amp; 5 Flood Wall)</h3> </div> <div style="display: flex; justify-content: space-between; padding-top: 10px;"> <span>APPROVED BY <u>Lisa Ng (Acting)</u></span> <span>DATE _____</span> </div> <div style="display: flex; justify-content: space-between; padding-top: 5px;"> <span>CHIEF, ACQ. &amp; MGMT. BRANCH</span> <span>CHIEF, REAL ESTATE DIVISION</span> </div>

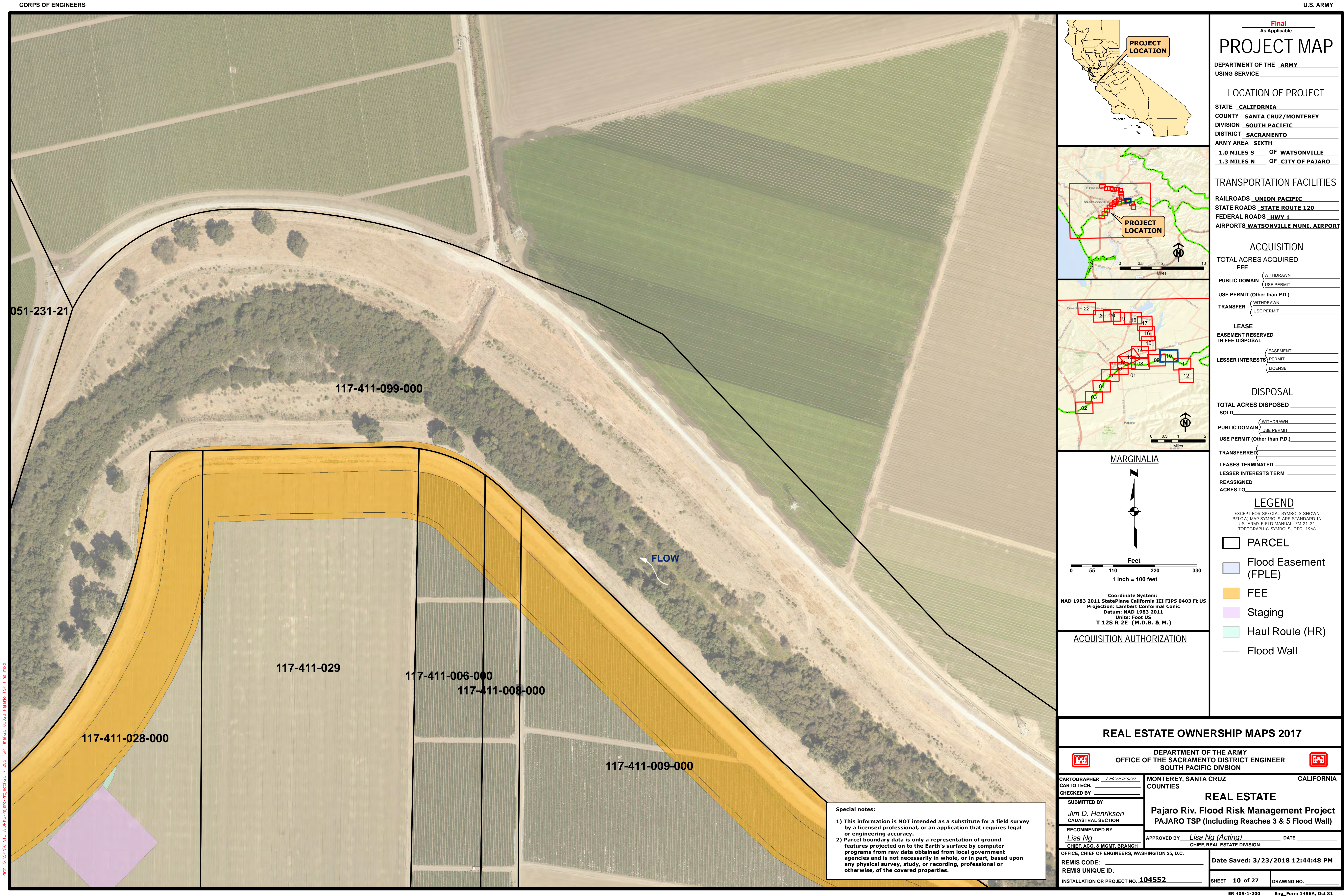
OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D.C.

REMIS CODE: \_\_\_\_\_  
 REMIS UNIQUE ID: \_\_\_\_\_  
 INSTALLATION OR PROJECT NO. **104552**

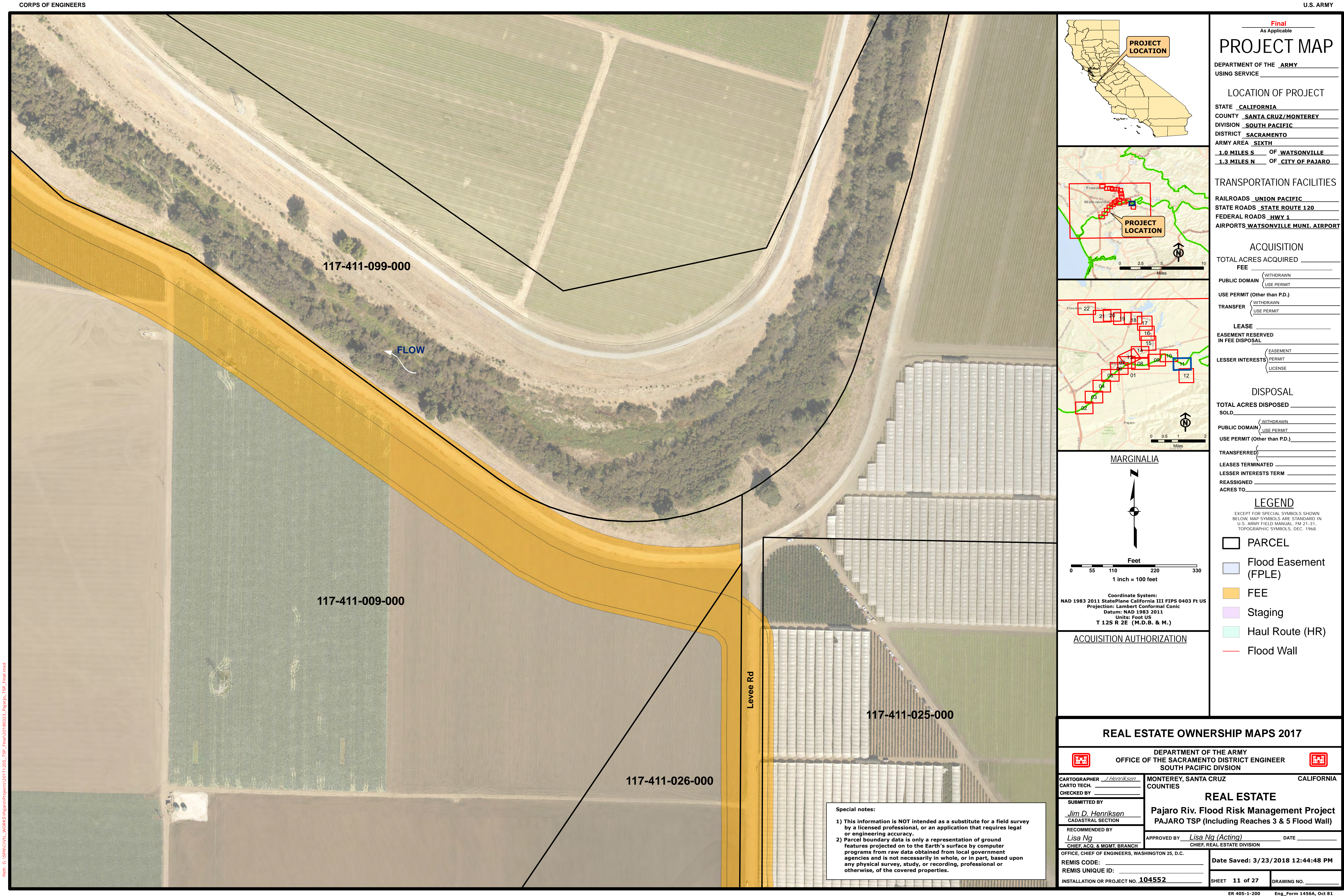
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DRAWING NO. \_\_\_\_\_



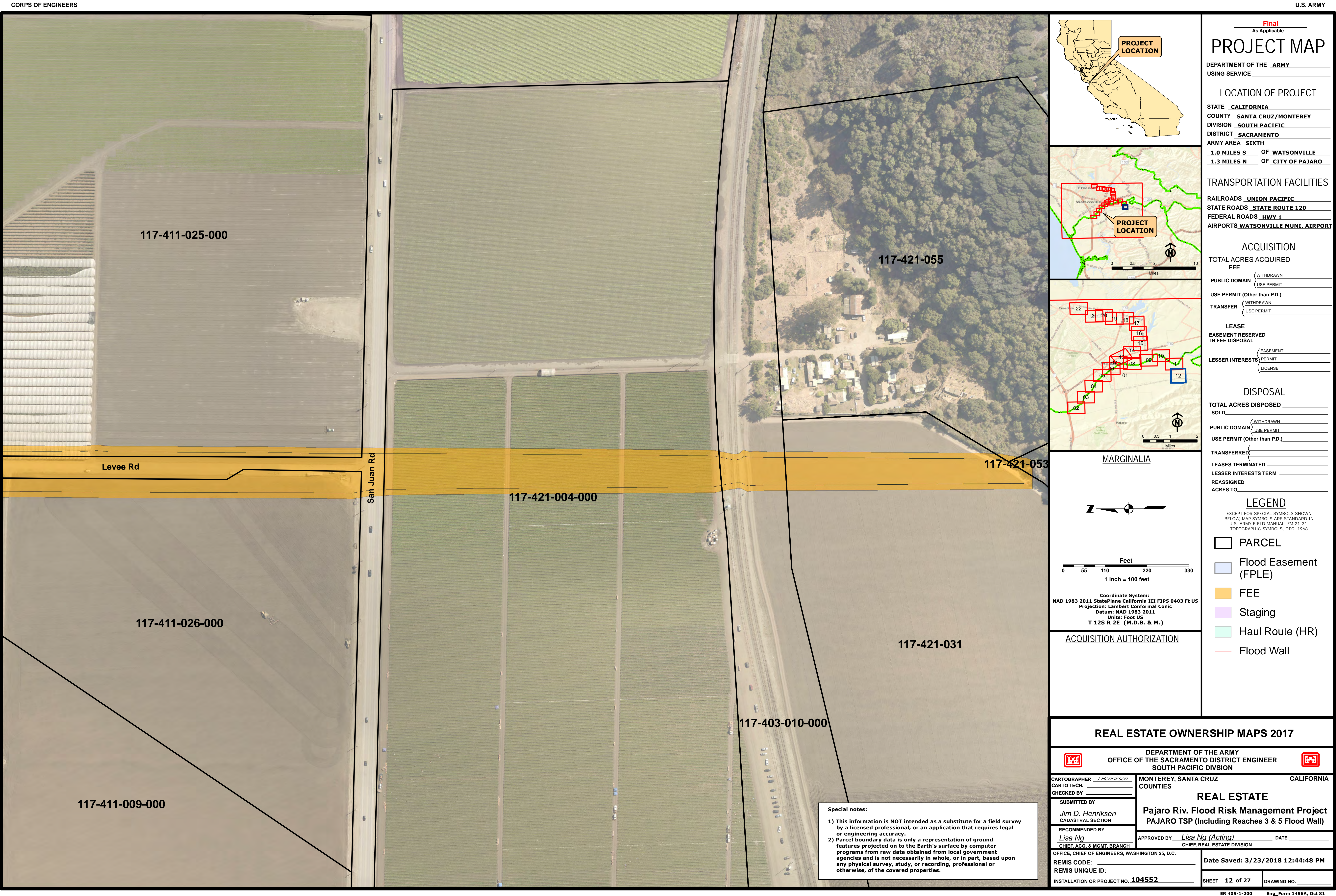




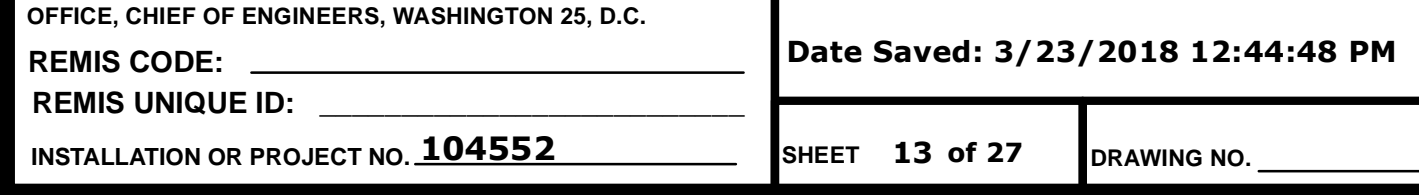




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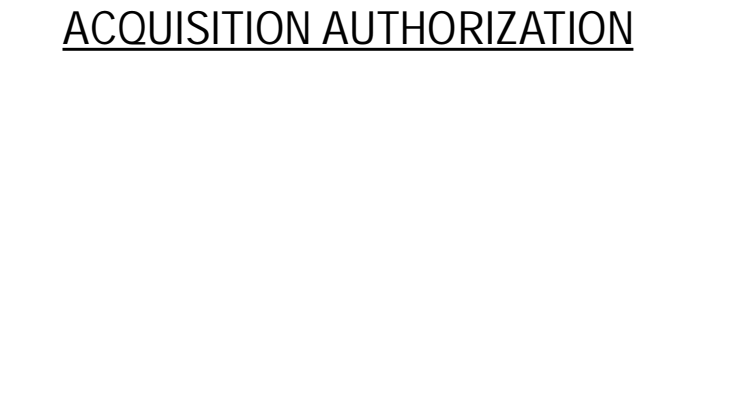
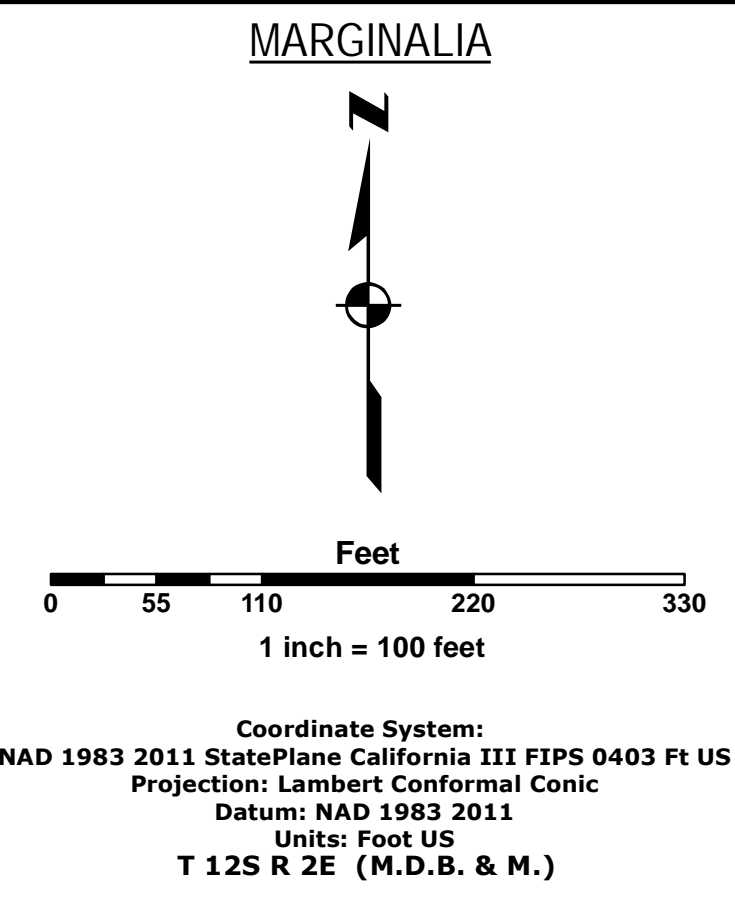
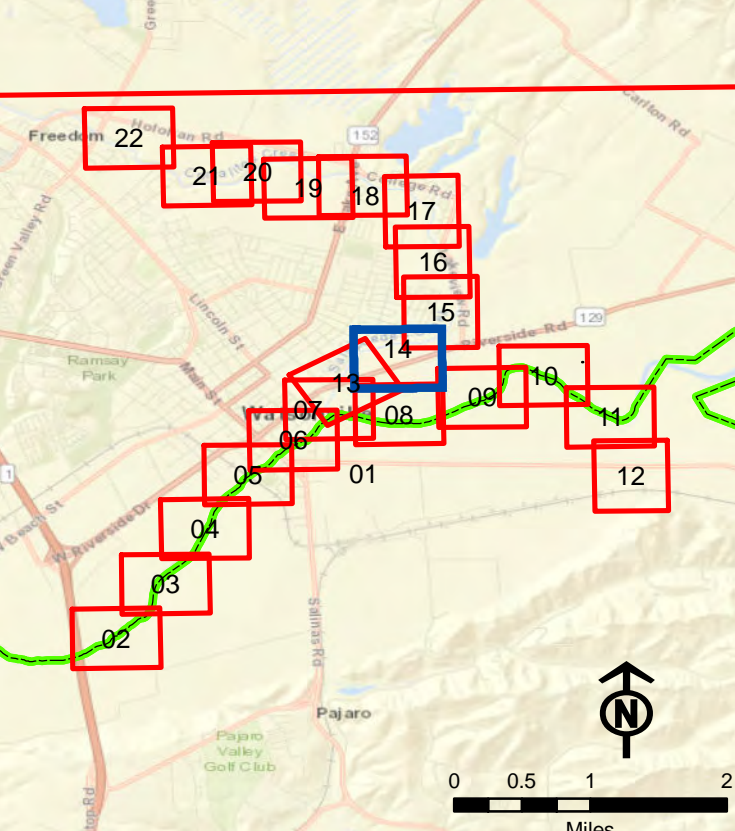
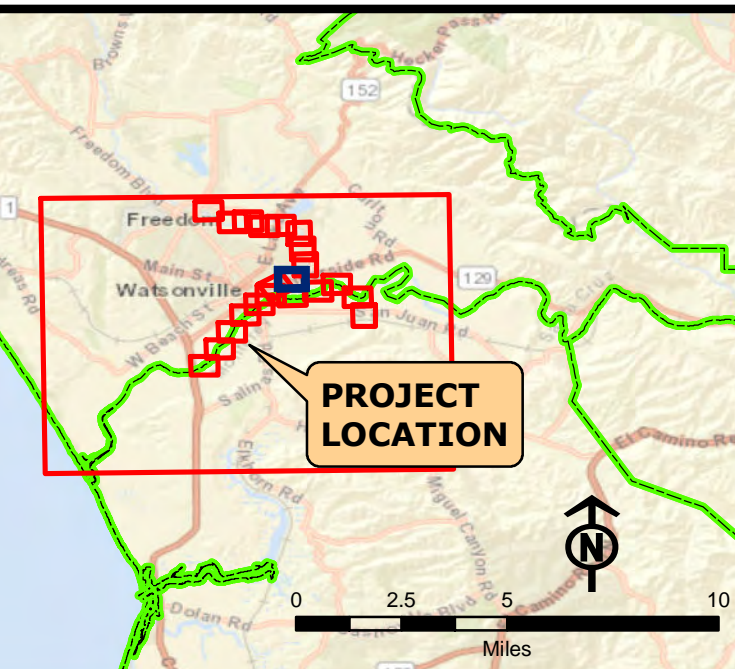
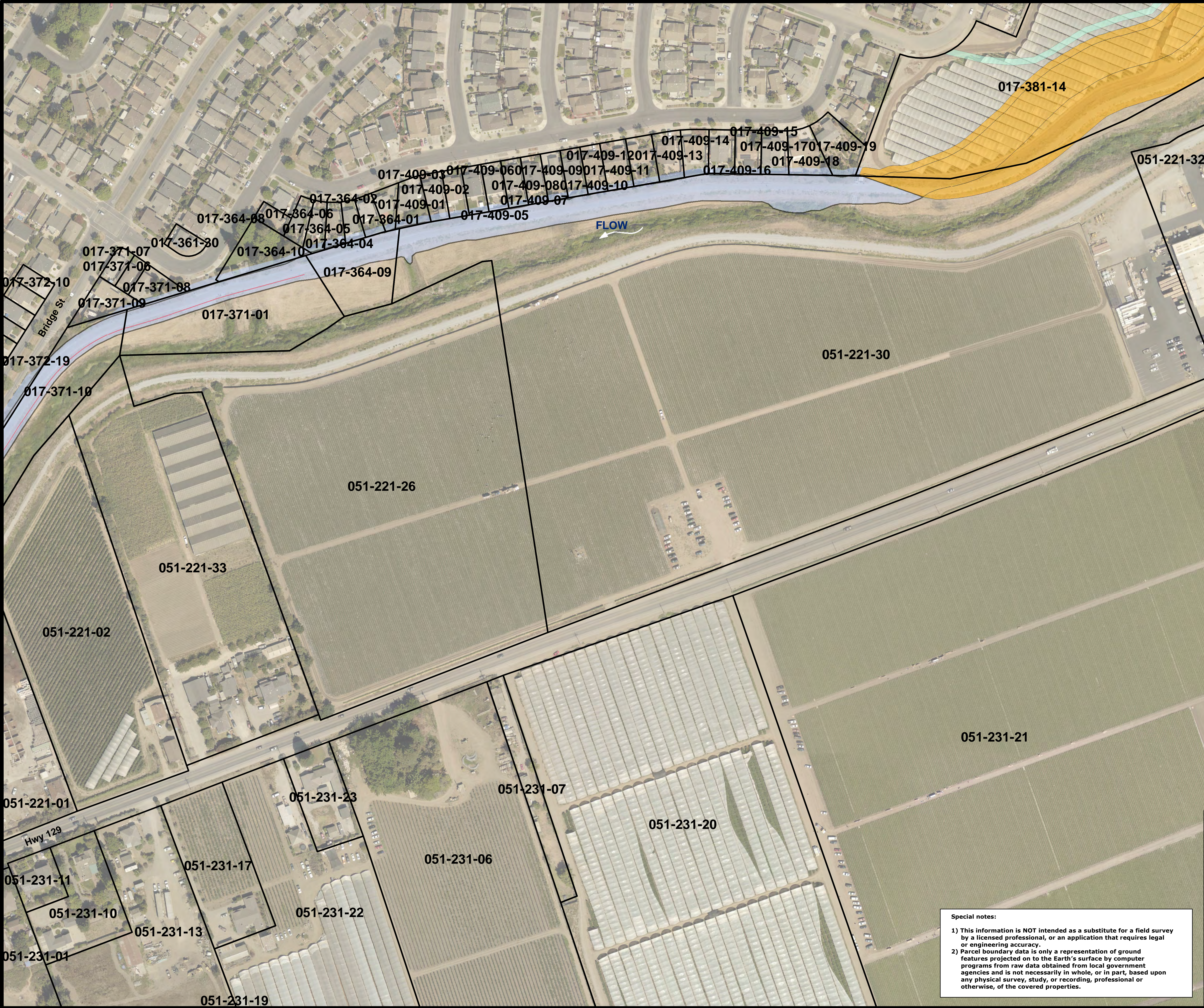




— Flood Wall

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Final  
As Applicable

PROJECT MAP

DEPARTMENT OF THE ARMY  
USING SERVICE

LOCATION OF PROJECT

STATE CALIFORNIA  
COUNTY SANTA CRUZ/MONTEREY  
DIVISION SOUTH PACIFIC  
DISTRICT SACRAMENTO  
ARMY AREA SIXTH  
1.0 MILES S OF WATSONVILLE  
1.3 MILES N OF CITY OF PAJARO

TRANSPORTATION FACILITIES

RAILROADS UNION PACIFIC  
STATE ROADS STATE ROUTE 120  
FEDERAL ROADS HWY 1  
AIRPORTS WATSONVILLE MUNI. AIRPORT

ACQUISITION

TOTAL ACRES ACQUIRED  
FEE  
PUBLIC DOMAIN  
USE PERMIT (Other than P.D.)  
TRANSFER  
LEASE  
EASEMENT RESERVED  
IN FEE DISPOSAL  
LESSER INTERESTS

DISPOSAL

TOTAL ACRES DISPOSED  
SOLD  
PUBLIC DOMAIN  
USE PERMIT (Other than P.D.)  
TRANSFERRED  
LEASES TERMINATED  
LESSER INTERESTS TERM  
REASSIGNED  
ACRES TO.

LEGEND

EXCEPT FOR SPECIAL SYMBOLS SHOWN  
BELOW, MAP SYMBOLS ARE STANDARD IN  
U.S. ARMY FIELD MANUAL, FM 21-31,  
TOPOGRAPHIC SYMBOLS, DEC. 1968.

PARCEL

Flood Easement (FPLE)

FEE

Staging

Haul Route (HR)

Flood Wall

REAL ESTATE OWNERSHIP MAPS 2017

DEPARTMENT OF THE ARMY  
OFFICE OF THE SACRAMENTO DISTRICT ENGINEER  
SOUTH PACIFIC DIVISION

CARTOGRAPHER J. Henriksen  
CARTO TECH.  
CHECKED BY  
SUBMITTED BY  
Jim D. Henriksen  
CADASTRAL SECTION  
RECOMMENDED BY  
Lisa Ng  
CHIEF, ACQ. & MGMT. BRANCH

MONTEREY, SANTA CRUZ  
COUNTIES

CALIFORNIA

REAL ESTATE

Pajaro Riv. Flood Risk Management Project  
PAJARO TSP (Including Reaches 3 & 5 Flood Wall)

APPROVED BY Lisa Ng (Acting) DATE  
CHIEF, REAL ESTATE DIVISION

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D.C.

REMISS CODE:  
REMISS UNIQUE ID:  
INSTALLATION OR PROJECT NO. 104552

Date Saved: 3/23/2018 12:44:48 PM

SHEET 14 of 27

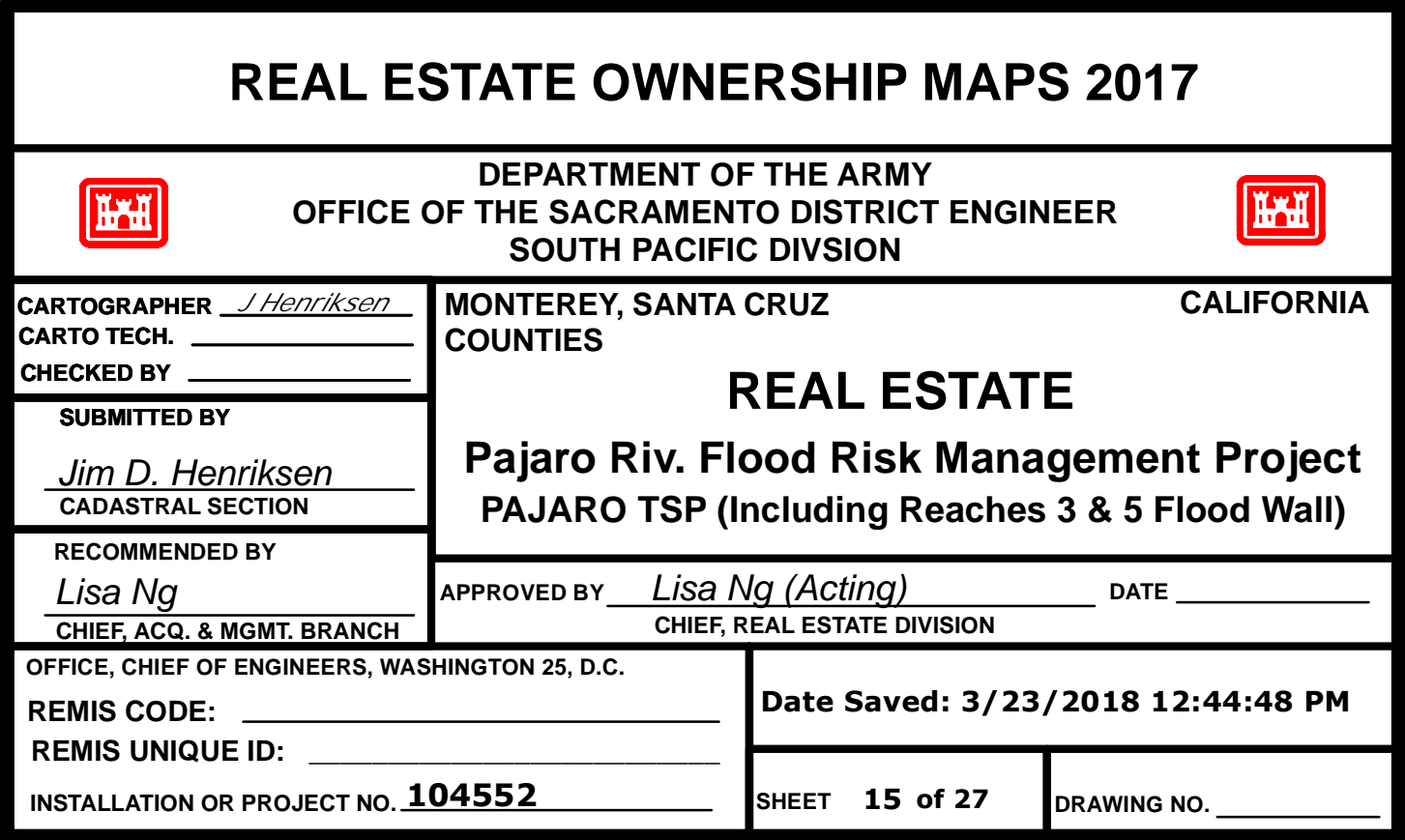
DRAWING NO.

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— Flood Wall

Coordinate System:  
NAD 1983 2011 StatePlane California III FIPS 0403 Ft US  
Projection: Lambert Conformal Conic  
Datum: NAD 1983 2011  
Units: Foot US  
T 12S R 2E (M.D.B. & M.)

### ACQUISITION AUTHORIZATION

# REAL ESTATE OWNERSHIP MAPS 2017

DEPARTMENT OF THE ARMY  
OFFICE OF THE SACRAMENTO DISTRICT ENGINEER  
SOUTH PACIFIC DIVISION

## REAL ESTATE

**Pajaro Riv. Flood Risk Management Project**  
**PAJARO TSP (Including Reaches 3 & 5 Flood Wall)**

APPROVED BY Lisa Ng (Acting) DATE \_\_\_\_\_  
CHIEF, REAL ESTATE DIVISION

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D.C.

REQUISITO:  REMIS CODE: 

REMIS UNIQUE ID: \_\_\_\_\_

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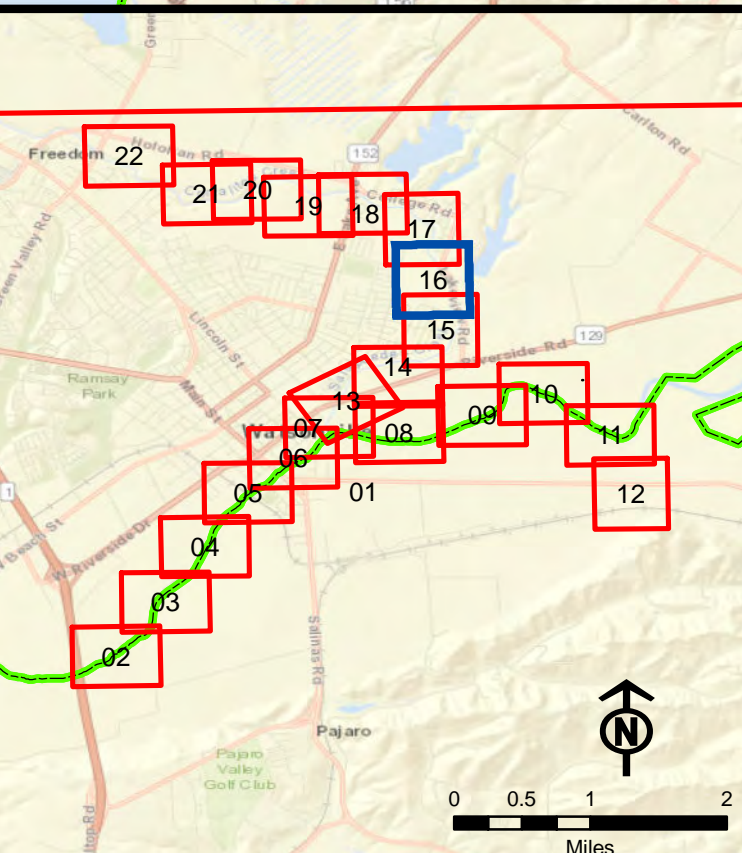
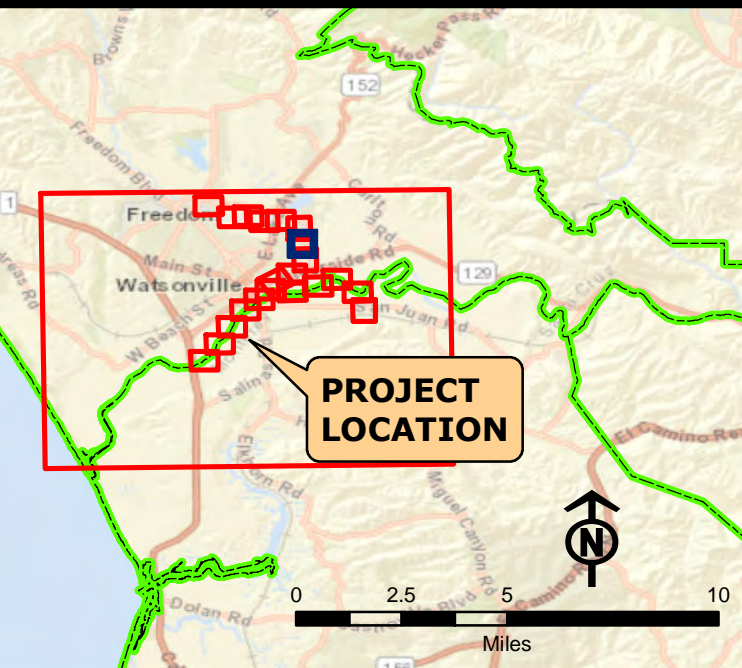
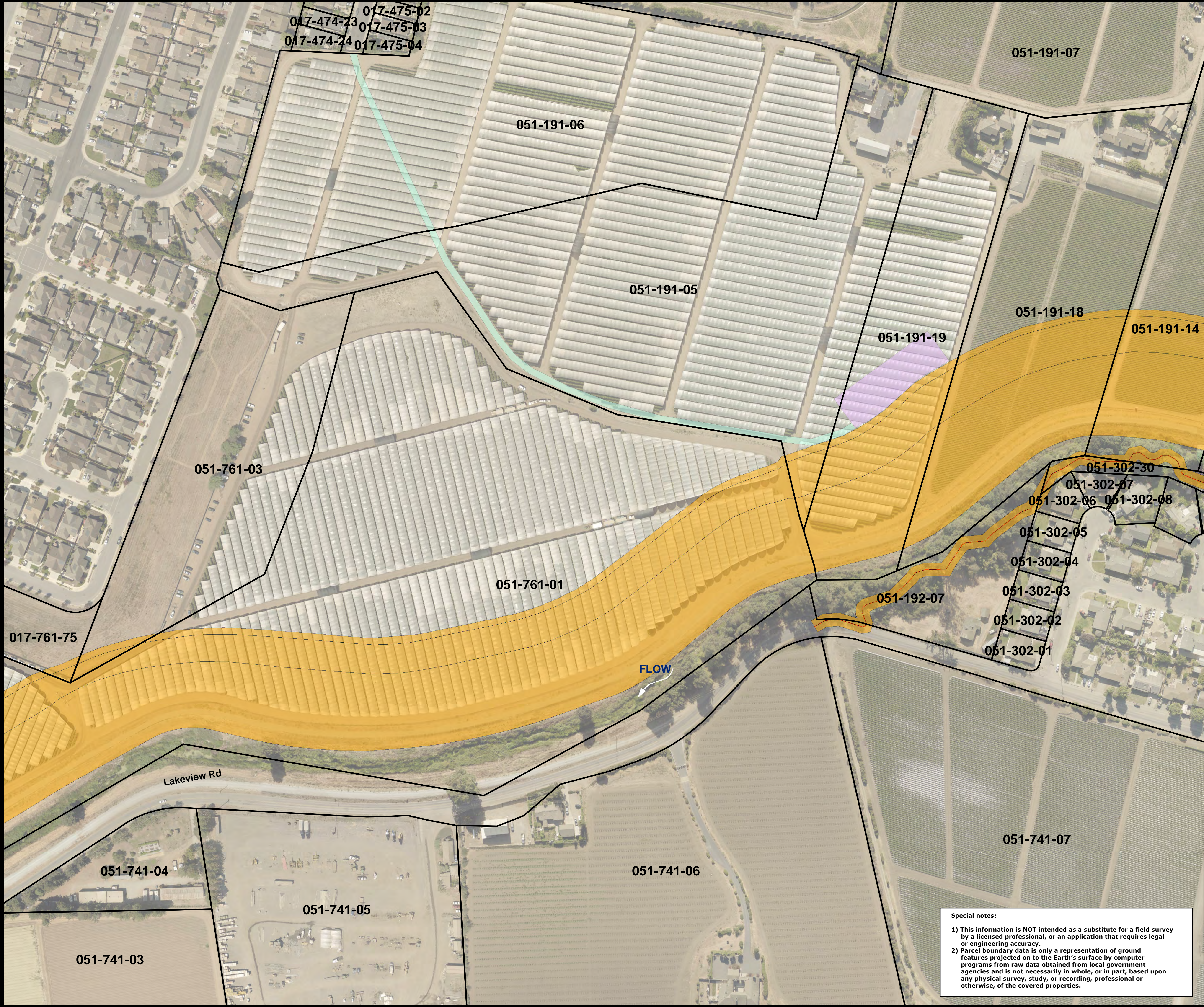
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HEET 15 of 27 DRAWING NO.

## Special notes

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MARGINALIA

055110220330

1 inch = 100 feet

Coordinate System:  
NAD 1983 2011 StatePlane California III FIPS 0403 Ft US  
Projection: Lambert Conformal Conic  
Datum: NAD 1983 2011  
Units: Foot US  
T 12S R 2E (M.D.B. & M.)

ACQUISITION AUTHORIZATION

Final  
As Applicable

PROJECT MAP

DEPARTMENT OF THE ARMY  
USING SERVICE

LOCATION OF PROJECT

STATE CALIFORNIA  
COUNTY SANTA CRUZ/MONTEREY  
DIVISION SOUTH PACIFIC  
DISTRICT SACRAMENTO  
ARMY AREA SIXTH  
1.0 MILES S OF WATSONVILLE  
1.3 MILES N OF CITY OF PAJARO

TRANSPORTATION FACILITIES

RAILROADS UNION PACIFIC  
STATE ROADS STATE ROUTE 120  
FEDERAL ROADS HWY 1  
AIRPORTS WATSONVILLE MUNI. AIRPORT

ACQUISITION

TOTAL ACRES ACQUIRED  
FEE  
PUBLIC DOMAIN (WITHDRAWN  
USE PERMIT  
USE PERMIT (Other than P.D.)  
TRANSFER (WITHDRAWN  
USE PERMIT  
LEASE  
EASEMENT RESERVED  
IN FEE DISPOSAL  
LESSER INTERESTS (EASEMENT  
PERMIT  
LICENSE

DISPOSAL

TOTAL ACRES DISPOSED  
SOLD  
PUBLIC DOMAIN (WITHDRAWN  
USE PERMIT  
USE PERMIT (Other than P.D.)  
TRANSFERRED  
LEASES TERMINATED  
LESSER INTERESTS TERM  
REASSIGNED  
ACRES TO.

LEGEND

EXCEPT FOR SPECIAL SYMBOLS SHOWN  
BELOW, MAP SYMBOLS ARE STANDARD IN  
U.S. ARMY FIELD MANUAL, FM 21-31,  
TOPOGRAPHIC SYMBOLS, DEC. 1968.

PARCEL

Flood Easement  
(FPLE)

FEE

Staging

Haul Route (HR)

Flood Wall

REAL ESTATE OWNERSHIP MAPS 2017

DEPARTMENT OF THE ARMY  
OFFICE OF THE SACRAMENTO DISTRICT ENGINEER  
SOUTH PACIFIC DIVISION

CALIFORNIA

CARTOGRAPHER J. Henriksen  
CARTO TECH.  
CHECKED BY  
SUBMITTED BY  
Jim D. Henriksen  
CADASTRAL SECTION  
RECOMMENDED BY  
Lisa Ng  
CHIEF, ACQ. & MGMT. BRANCH

MONTEREY, SANTA CRUZ  
COUNTIES  
REAL ESTATE  
Pajaro Riv. Flood Risk Management Project  
PAJARO TSP (Including Reaches 3 & 5 Flood Wall)  
APPROVED BY Lisa Ng (Acting) DATE  
CHIEF, REAL ESTATE DIVISION

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D.C.  
REMIS CODE:  
REMIS UNIQUE ID:  
INSTALLATION OR PROJECT NO. **104552**

Date Saved: 3/23/2018 12:44:48 PM  
SHEET **16** of 27  
DRAWING NO.

Special notes:

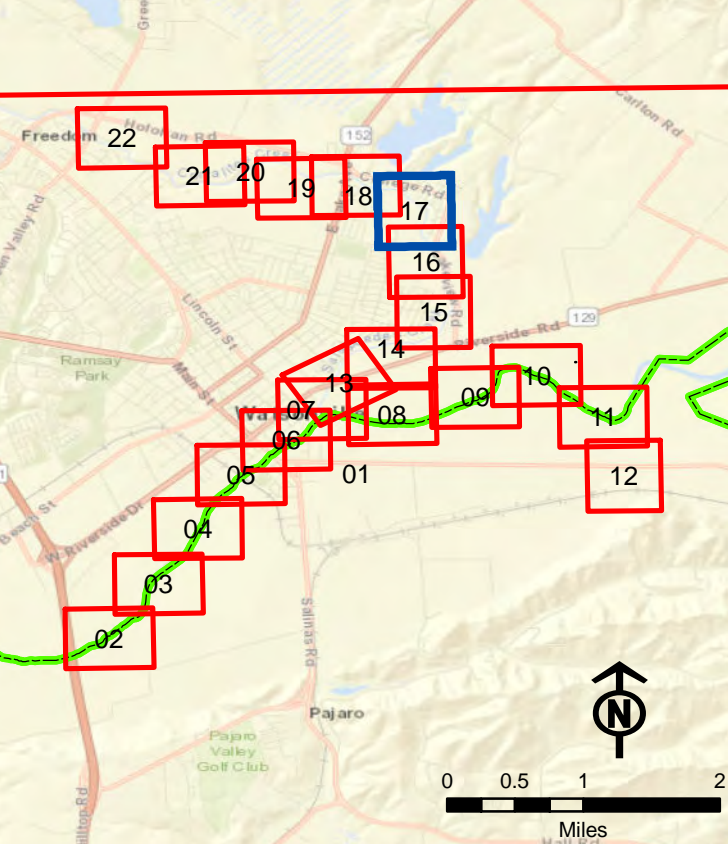
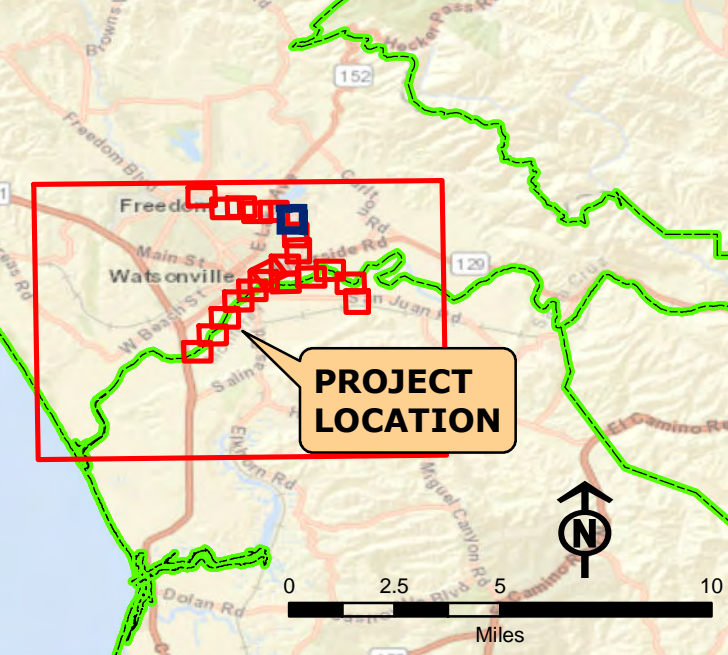
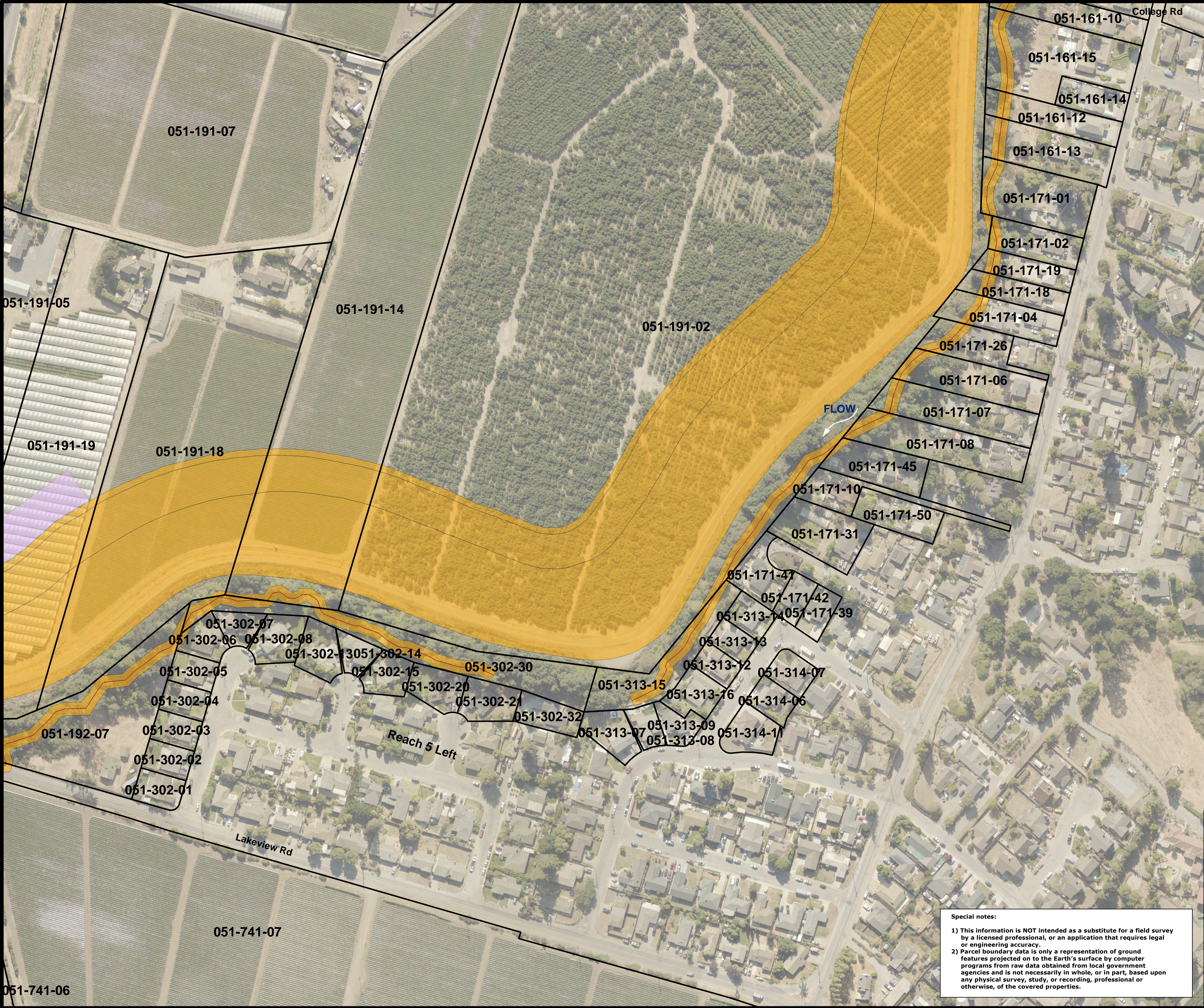
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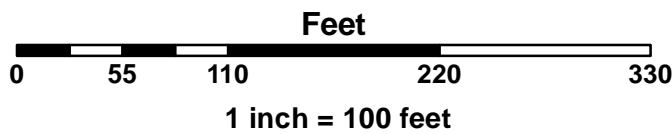
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ER 405-1-200 Eng\_Form 1456A, Oct 81





MARGINALIA



Coordinate System:  
NAD 1983 2011 StatePlane California III FIPS 0403 Ft US  
Projection: Lambert Conformal Conic  
Datum: NAD 1983 2011  
Units: Foot US  
T 12S R 2E (M.D.B. & M.)

ACQUISITION AUTHORIZATION

Final  
As Applicable

## PROJECT MAP

DEPARTMENT OF THE ARMY  
USING SERVICE

### LOCATION OF PROJECT

STATE CALIFORNIA  
COUNTY SANTA CRUZ/MONTEREY  
DIVISION SOUTH PACIFIC  
DISTRICT SACRAMENTO  
ARMY AREA SIXTH  
1.0 MILES S OF WATSONVILLE  
1.3 MILES N OF CITY OF PAJARO

### TRANSPORTATION FACILITIES

RAILROADS UNION PACIFIC  
STATE ROADS STATE ROUTE 120  
FEDERAL ROADS HWY 1  
AIRPORTS WATSONVILLE MUNI. AIRPORT

### ACQUISITION

TOTAL ACRES ACQUIRED \_\_\_\_\_  
FEE \_\_\_\_\_  
PUBLIC DOMAIN ☐ WITHDRAWN ☐ USE PERMIT  
USE PERMIT (Other than P.D.) \_\_\_\_\_  
TRANSFER ☐ WITHDRAWN ☐ USE PERMIT  
LEASE \_\_\_\_\_  
EASEMENT RESERVED \_\_\_\_\_  
IN FEE DISPOSAL \_\_\_\_\_  
LESSER INTERESTS ☐ EASEMENT ☐ PERMIT ☐ LICENSE

### DISPOSAL

TOTAL ACRES DISPOSED \_\_\_\_\_  
SOLD \_\_\_\_\_  
PUBLIC DOMAIN ☐ WITHDRAWN ☐ USE PERMIT  
USE PERMIT (Other than P.D.) \_\_\_\_\_  
TRANSFERRED \_\_\_\_\_  
LEASES TERMINATED \_\_\_\_\_  
LESSER INTERESTS TERM \_\_\_\_\_  
REASSIGNED \_\_\_\_\_  
ACRES TO \_\_\_\_\_

### LEGEND

EXCEPT FOR SPECIAL SYMBOLS SHOWN  
BELOW, MAP SYMBOLS ARE STANDARD IN  
U.S. ARMY FIELD MANUAL, FM 21-31,  
TOPOGRAPHIC SYMBOLS, DEC. 1968.

☐ PARCEL

☐ Flood Easement  
(FPLE)

☐ FEE

☐ Staging

☐ Haul Route (HR)

☐ Flood Wall

## REAL ESTATE OWNERSHIP MAPS 2017



DEPARTMENT OF THE ARMY  
OFFICE OF THE SACRAMENTO DISTRICT ENGINEER  
SOUTH PACIFIC DIVISION



MONTEREY, SANTA CRUZ  
COUNTIES

CALIFORNIA

### REAL ESTATE

Pajaro Riv. Flood Risk Management Project  
PAJARO TSP (Including Reaches 3 & 5 Flood Wall)

CARTOGRAPHER J. Henriksen

CARTO TECH. \_\_\_\_\_

CHECKED BY \_\_\_\_\_

SUBMITTED BY \_\_\_\_\_

Jim D. Henriksen

RECOMMENDED BY \_\_\_\_\_

Lisa Ng

CHIEF, ACQ. & MGMT. BRANCH

APPROVED BY Lisa Ng (Acting) DATE \_\_\_\_\_  
CHIEF, REAL ESTATE DIVISION

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D.C.

REQUIS CODE: \_\_\_\_\_

REQUIS UNIQUE ID: \_\_\_\_\_

INSTALLATION OR PROJECT NO. 104552

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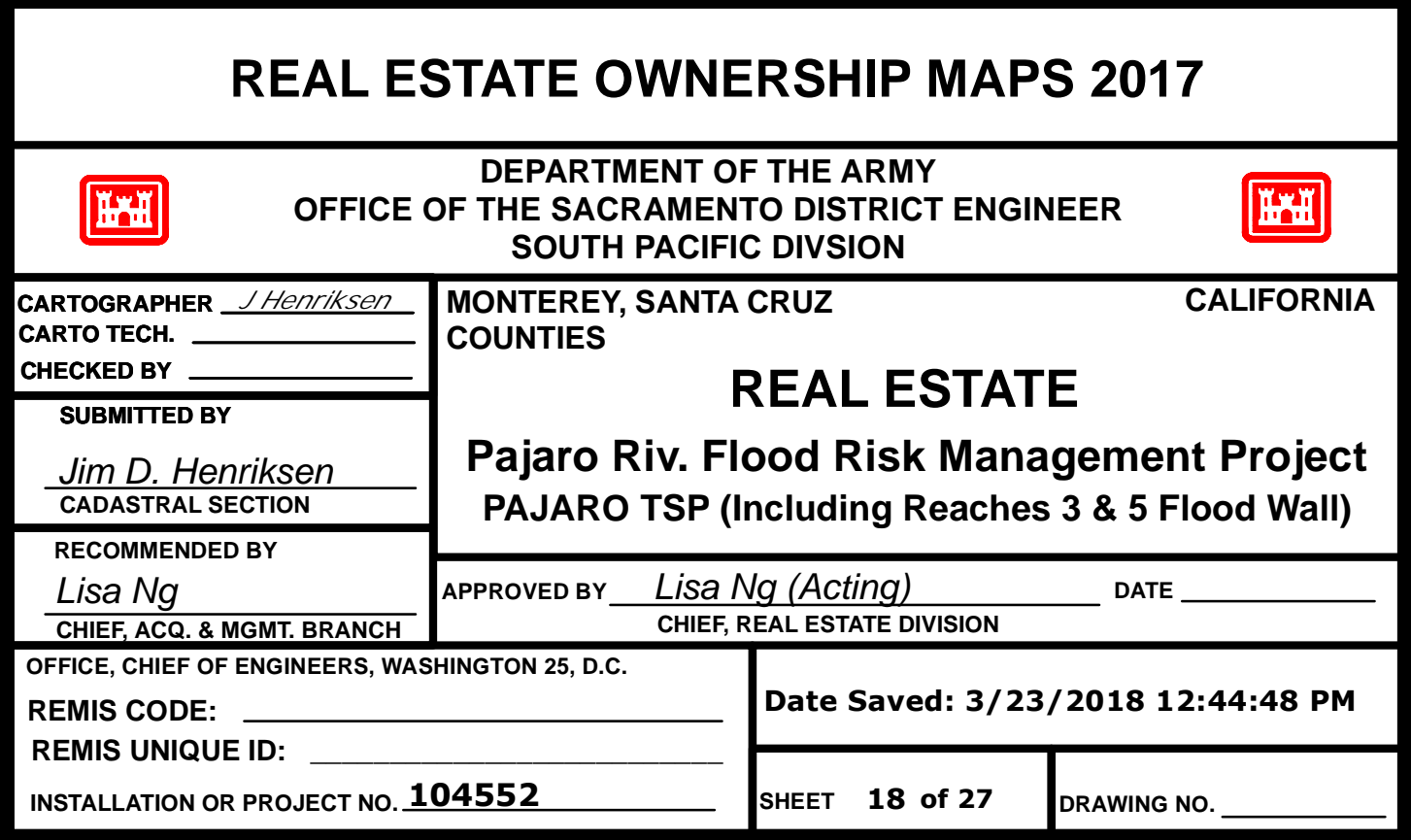
SHEET 17 of 27

DRAWING NO. \_\_\_\_\_

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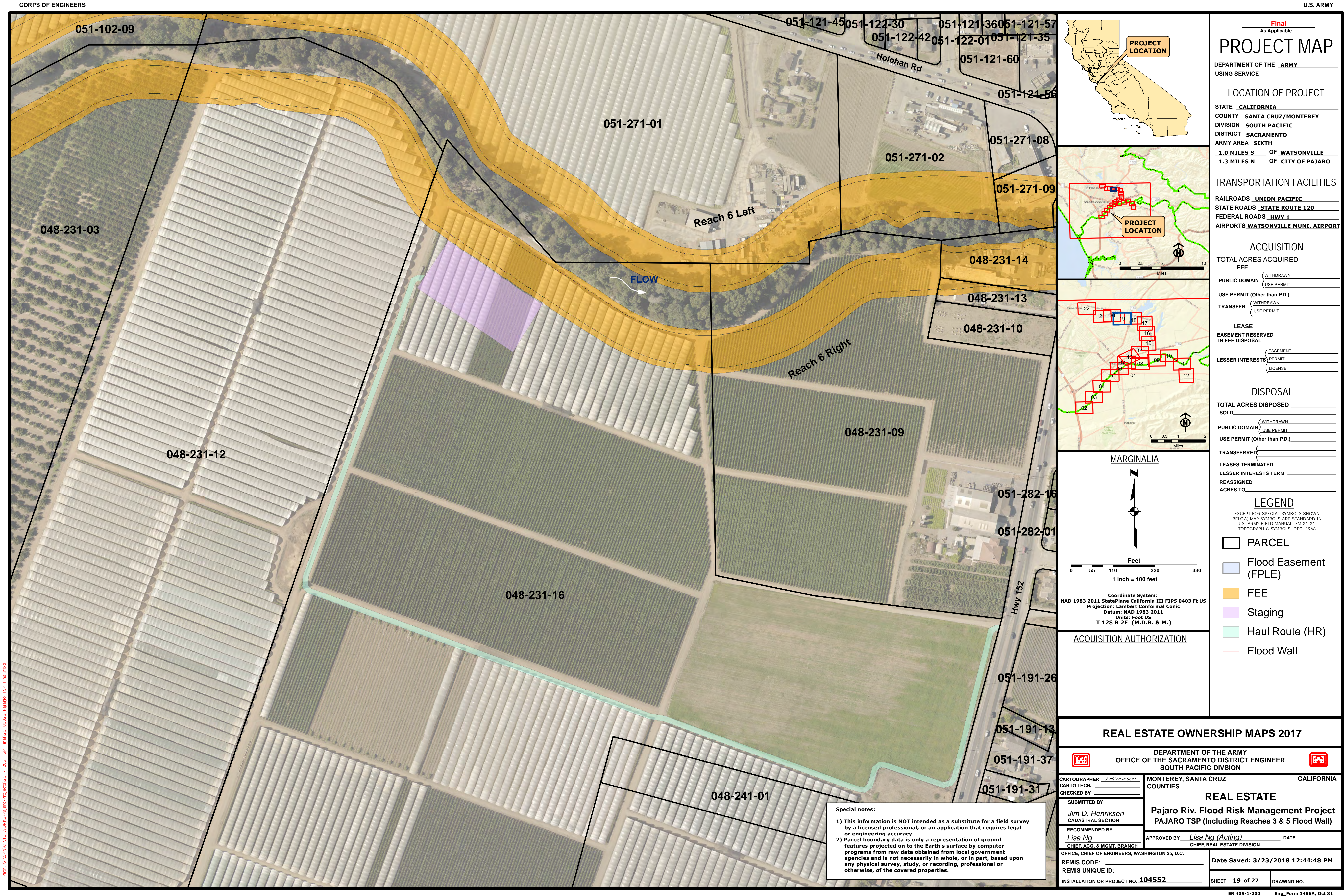




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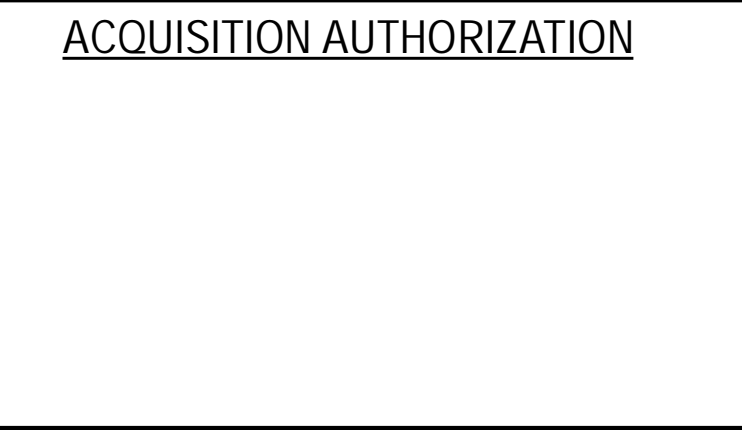
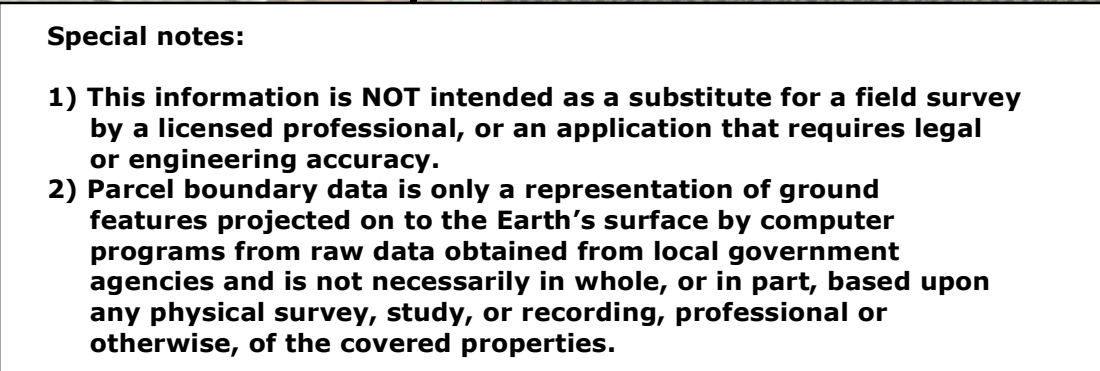








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 PARCEL  
 Flood Easement (FPLE)  
 FEE  
 Staging  
 Haul Route (HR)  
 Flood Wall

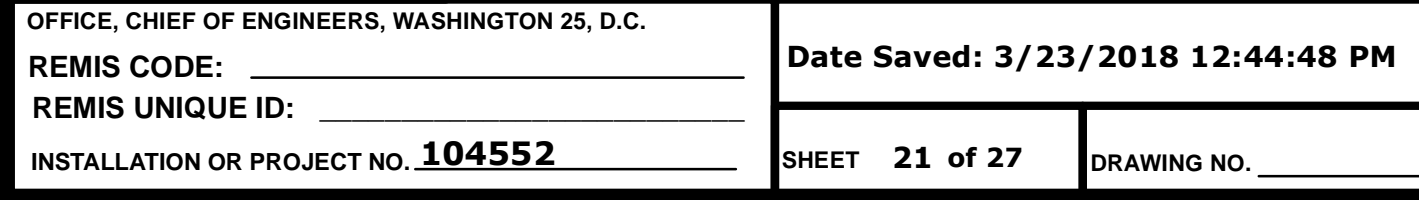
# REAL ESTATE OWNERSHIP MAPS 2017


 DEPARTMENT OF THE ARMY  
 OFFICE OF THE SACRAMENTO DISTRICT ENGINEER  
 SOUTH PACIFIC DIVISION
 

CARTOGRAPHER <u>J. Henriksen</u>	MONTEREY, SANTA CRUZ	CALIFORNIA
CARTO TECH. _____	COUNTIES	
CHECKED BY _____	<b>REAL ESTATE</b>	
SUBMITTED BY	<b>Pajaro Riv. Flood Risk Management Project</b>	
<u>Jim D. Henriksen</u>	<b>PAJARO TSP (Including Reaches 3 &amp; 5 Flood Wall)</b>	
CADASTRAL SECTION		
RECOMMENDED BY		
<u>Lisa Ng</u>		
CHIEF, ACD. & MGMT. BRANCH	APPROVED BY <u>Lisa Ng (Acting)</u>	DATE _____
	CHIEF, REAL ESTATE DIVISION	

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D.C.		Date Saved: 3/23/2018 12:44:48 PM	
REMIS CODE: _____			
REMIS UNIQUE ID: _____			
INSTALLATION OR PROJECT NO. <b>104552</b>		SHEET <b>20</b> of 27	DRAWING NO. _____





**Final**  
**As Applicable**

# PROJECT MAP

DEPARTMENT OF THE ARMY  
USING SERVICE \_\_\_\_\_

## LOCATION OF PROJECT

STATE CALIFORNIA  
COUNTY SANTA CRUZ/MONTEREY  
DIVISION SOUTH PACIFIC  
DISTRICT SACRAMENTO  
ARMY AREA SIXTH  
1.0 MILES S OF WATSONVILLE  
1.3 MILES N OF CITY OF PAJARO

## TRANSPORTATION FACILITIES

RAILROADS UNION PACIFIC  
STATE ROADS STATE ROUTE 120  
FEDERAL ROADS HWY 1  
AIRPORTS WATSONVILLE MUNI. AIRPORT

## ACQUISITION

**TOTAL ACRES ACQUIRED** \_\_\_\_\_

**FEE** \_\_\_\_\_

**PUBLIC DOMAIN**  $\left\{ \begin{array}{l} \text{WITHDRAWN} \\ \text{USE PERMIT} \end{array} \right.$  \_\_\_\_\_

**USE PERMIT (Other than P.D.)** \_\_\_\_\_

**TRANSFER**  $\left\{ \begin{array}{l} \text{WITHDRAWN} \\ \text{USE PERMIT} \end{array} \right.$  \_\_\_\_\_

**LEASE** \_\_\_\_\_

**EASEMENT RESERVED  
IN FEE DISPOSAL** \_\_\_\_\_






**LESSOR INTERESTS**  $\left\{ \begin{array}{l} \text{EASEMENT} \\ \text{PERMIT} \\ \text{LICENSE} \end{array} \right.$  \_\_\_\_\_

## DISPOSAL

TOTAL ACRES DISPOSED \_\_\_\_\_  
 SOLD \_\_\_\_\_  
 PUBLIC DOMAIN { WITHDRAWN \_\_\_\_\_  
                           USE PERMIT \_\_\_\_\_  
 USE PERMIT (Other than P.D.) \_\_\_\_\_  
 TRANSFERRED { \_\_\_\_\_  
                           \_\_\_\_\_ \_\_\_\_\_  
 LEASES TERMINATED \_\_\_\_\_  
 LESSOR INTERESTS TERM \_\_\_\_\_  
 REASSIGNED \_\_\_\_\_  
 ACRES TO \_\_\_\_\_

## LEGEND

EXCEPT FOR SPECIAL SYMBOLS SHOWN  
BELOW, MAP SYMBOLS ARE STANDARD IN  
U.S. ARMY FIELD MANUAL, FM 21-31,  
TOPOGRAPHIC SYMBOLS, DEC. 1968.

 PARCEL  
 Flood Easement (FPLE)  
 FEE  
 Staging  
 Haul Route (HR)  
 Flood Wall

## REAL ESTATE OWNERSHIP MAPS 2017

DEPARTMENT OF THE ARMY  
OFFICE OF THE SACRAMENTO DISTRICT ENGINEER  
SOUTH PACIFIC DIVISION

**MONTEREY, SANTA CRUZ  
COUNTIES**

## REAL ESTATE

**Pajaro Riv. Flood Risk Management Project**  
**PAJARO TSP (Including Reaches 3 & 5 Flood Wall)**

APPROVED BY Lisa Ng (Acting) DATE \_\_\_\_\_  
CHIEF, REAL ESTATE DIVISION

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D.C.

REQUIS CODE:

REMIT CODE: \_\_\_\_\_

**Date Saved: 3/23/2018 12:44:48 PM**

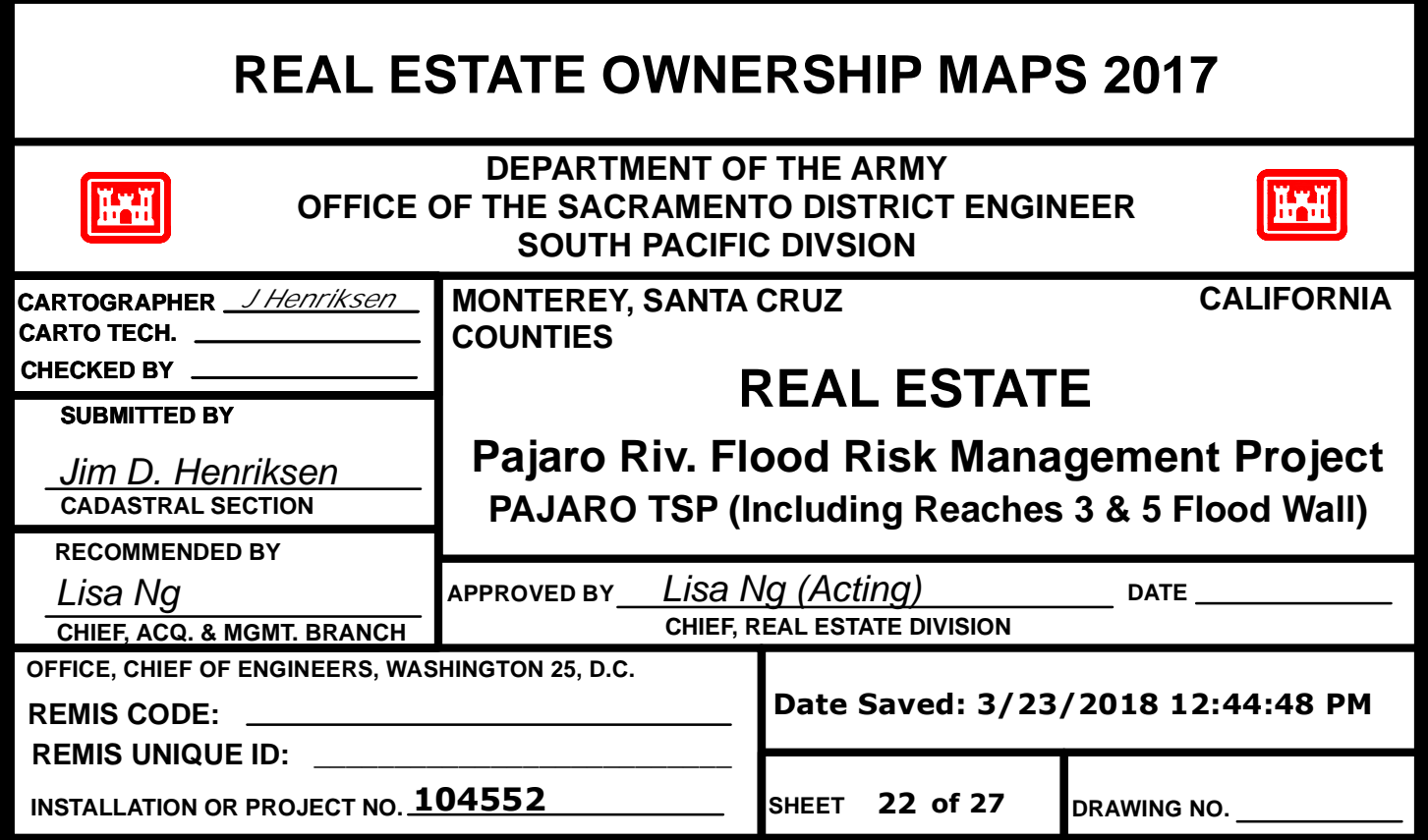
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21 of 27 DRAWING NO.

ER 405-1-200 Eng Form 1456A, Oct 83





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Pajaro River Project TAR 20180321

ADDRESS (Mail)	SITE ADDRESS (Physcial)	PARCEL AREA	T.W.A.E.		Land Use	FEE	F.P.L.E.	APN
			Haul	Staging				Sub Totals
		ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
Reach Two, Left Bank								
17 ASPEN WAY, ROYAL OAKS, CA, 95076		51.87			AGRICULTURAL	4.018		4.018
893 BLANCO CIR, SALINAS, CA, 93901	CA,	2.97			PUBLIC	0.718		0.718
470 ARBOLEDA DR, LOS ALTOS, CA, 94024-4110		18.70			AGRICULTURAL	6.043		6.043
1090 SONNYS WAY, HOLLISTER, CA, 95023-6623		16.87			AGRICULTURAL	0.339	0.339	0.678
PO BOX 450, EUGENE, OR, 97440		131.61			AGRICULTURAL	15.328		15.328
168 W ALISAL ST, SALINAS, CA, 93901	ROYAL OAKS, CA, 95076	10.20			PUBLIC	1.910	0.088	1.998
140 WESTRIDGE DR #101, WATSONVILLE, CA, 95076		80.68	0.011	1.005	AGRICULTURAL	8.975		9.991
168 W ALISAL ST, SALINAS, CA, 93901	ROYAL OAKS, CA, 95076	0.71			PUBLIC	0.404	0.372	0.776
		313.60	0.011	1.005	-----	37.735	0.799	39.550
Reach Two, Right Bank								
PO BOX 50000, WATSONVILLE, CA, 95077	25 SAKATA LN # A, WATSONVILLE, CA, 95076	5.26			VACANT LAND			0.000
577 JUDD RD, WATSONVILLE, CA, 95076	25 SAKATA LN, WATSONVILLE, CA, 95076	9.39			VACANT LAND		0.182	0.182
PO BOX 770000, SAN FRANCISCO, CA, 94177	11 WALKER ST, WATSONVILLE, CA, 95076	3.61			INDUSTRIAL	3.610		3.610
PO BOX 50000, WATSONVILLE, CA, 95077	1 WALKER ST, WATSONVILLE, CA, 95076	2.92			VACANT LAND		1.029	1.029
1767 SAN JUAN RD, AROMAS, CA, 95004	WATSONVILLE, CA, 95076	39.32			AGRICULTURAL	5.235	3.102	8.337
PO BOX 247, SALINAS, CA, 93902	WATSONVILLE, CA, 95076	58.81			AGRICULTURAL	3.816	2.004	5.820
PO BOX 247, SALINAS, CA, 93902	887 W RIVERSIDE DR, WATSONVILLE, CA, 95076	53.30			AGRICULTURAL	6.723		6.723
577 JUDD RD, WATSONVILLE, CA, 95076	WATSONVILLE, CA, 95076	34.23	0.014	1.005	AGRICULTURAL	3.429		3.429
PO BOX 450, EUGENE, OR, 97440	WATSONVILLE, CA, 95076	10.27			AGRICULTURAL	0.848		0.848
PO BOX 450, EUGENE, OR, 97440	WATSONVILLE, CA, 95076	9.17			AGRICULTURAL	0.943		0.943
577 JUDD RD, WATSONVILLE, CA, 95076	WATSONVILLE, CA, 95076	15.55			AGRICULTURAL	1.421		1.421
PO BOX 450, EUGENE, OR, 97440	WATSONVILLE, CA, 95076	1.97			AGRICULTURAL	0.194		0.194
PO BOX 450, EUGENE, OR, 97440	WATSONVILLE, CA, 95076	32.35			AGRICULTURAL	2.974		2.974
PO BOX 450, EUGENE, OR, 97440	WATSONVILLE, CA, 95076	38.20			AGRICULTURAL	3.300		3.300
15495 LOS GATOS BLVD, LOS GATOS, CA, 95031	WATSONVILLE, CA, 95076	10.82			AGRICULTURAL	3.097	2.230	5.327
		325.17	0.014	1.005	-----	35.590	8.547	44.137
Reach Three, Left Bank								
1400 Douglas St., Omaha, NE, 68179	Pajaro River, CA	N/A			COMMERCIAL		0.094	0.094
168 W ALISAL ST, SALINAS, CA, 93901	ROYAL OAKS, CA, 95076	0.10			PUBLIC		0.010	0.010
4600 MALAT ST, OAKLAND, CA, 94601	ROYAL OAKS, CA, 95076	0.28			INDUSTRIAL	0.280		0.280
4600 MALAT ST, OAKLAND, CA, 94601	ROYAL OAKS, CA, 95076	0.09			INDUSTRIAL	0.090		0.090
4600 MALAT ST, OAKLAND, CA, 94601	ROYAL OAKS, CA, 95076	0.23			INDUSTRIAL	0.230		0.230
4600 MALAT ST, OAKLAND, CA, 94601	4 SAN JUAN RD, ROYAL OAKS, CA, 95076	0.22			COMMERCIAL	0.221		0.221
275 Main St., Watsonville, CA, 95076	Watsonville, City of	N/A					0.145	0.145
136 SAN JUAN RD, ROYAL OAKS, CA, 95076		3.15			PUBLIC		0.060	0.060
136 SAN JUAN RD, ROYAL OAKS, CA, 95076		1.63			PUBLIC		0.043	0.043
PO BOX 930, SALINAS, CA, 93902	ROYAL OAKS, CA, 95076	5.44			PUBLIC		1.858	1.858
230 ENTERPRISE RD, HOLLISTER, CA, 95023	23 SAN JUAN RD, ROYAL OAKS, CA, 95076	1.10			COMMERCIAL		0.051	0.051
6020 SHERRY LEE LN, PRUNEDALE, CA, 93907	29 SAN JUAN RD, ROYAL OAKS, CA, 95076	0.79			RESIDENTIAL		0.020	0.020
7455 CARMEL ST, GILROY, CA, 95020	31 SAN JUAN RD, ROYAL OAKS, CA, 95076	1.00			RESIDENTIAL		0.047	0.047
119 SAN JUAN RD, ROYAL OAKS, CA, 95076		3.67			AGRICULTURAL		0.144	0.144
481 SAN MIGUEL CANYON RD, ROYAL OAKS, CA, 95076	124 GONDA ST, ROYAL OAKS, CA, 95076	1.32			RESIDENTIAL	1.320		1.320
1340 ARNOLD DR STE 231, MARTINEZ, CA, 94553	13 SAN JUAN RD, ROYAL OAKS, CA, 95076	0.36			COMMERCIAL		0.027	0.027
PO BOX 930, SALINAS, CA, 93902	ROYAL OAKS, CA, 95076	12.52			PUBLIC		3.095	3.095
4062 EL BOSQUE DR, PEBBLE BEACH, CA, 93953	11 SAN JUAN RD, ROYAL OAKS, CA, 95076	0.31			COMMERCIAL	0.310		0.310
4062 EL BOSQUE DR, PEBBLE BEACH, CA, 93953	ROYAL OAKS, CA, 95076	0.30			VACANT LAND		0.044	0.044
4062 EL BOSQUE DR, PEBBLE BEACH, CA, 93953	ROYAL OAKS, CA, 95076	0.40			VACANT LAND		0.032	0.032
59 PACIFIC AVE, SAN BRUNO, CA, 94066	201 GONDA ST, PAJARO, CA, 95076	0.09			VACANT LAND	0.090		0.090
4952 AVENIDA DE LAGO, SANTA CLARA, CA, 95054	113 GONDA ST, ROYAL OAKS, CA, 95076	0.80			RESIDENTIAL	0.800		0.800
168 W ALISAL ST, SALINAS, CA, 93901	ROYAL OAKS, CA, 95076	2.75			PUBLIC		0.154	0.154
		36.56			-----	3.341	5.824	9.165
Reach Three, Right Bank								
1400 Douglas St., Omaha, NE, 68179	Pajaro River, CA	N/A					0.094	0.094

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ADDRESS (Mail)	SITE ADDRESS (Physcial)	PARCEL AREA	T.W.A.E.		Land Use	FEE	F.P.L.E.	APN
			Haul	Staging				Sub Totals
		ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
PO BOX 50000, WATSONVILLE, CA, 95077	5 LINCOLN ST, WATSONVILLE, CA, 95076	3.43			VACANT LAND		0.996	0.996
275 Main St., Watsonville, CA, 95076	Watsonville, City of	N/A					0.086	0.086
PO BOX 50000, WATSONVILLE, CA, 95077	4 LINCOLN ST, WATSONVILLE, CA, 95076	0.61			VACANT LAND		0.409	0.409
275 Main St., Watsonville, CA, 95076	Watsonville, City of	N/A					0.199	0.199
PO BOX 50000, WATSONVILLE, CA, 95077	4 COOLIDGE ST, WATSONVILLE, CA, 95076	0.17			VACANT LAND	0.170		0.170
PO BOX 50000, WATSONVILLE, CA, 95077	4 LOUGHEAD ST, WATSONVILLE, CA, 95076	1.73			VACANT LAND		0.303	0.303
PO BOX 50000, WATSONVILLE, CA, 95077	5 MARCHANT ST, WATSONVILLE, CA, 95076	5.68			VACANT LAND		1.412	1.412
275 Main St., Watsonville, CA, 95076	Watsonville, City of	N/A					0.091	0.091
PO BOX 50000, WATSONVILLE, CA, 95077	WATSONVILLE, CA, 95076	4.45			VACANT LAND		2.077	2.077
275 Main St., Watsonville, CA, 95076	Watsonville, City of	N/A					0.145	0.145
PO BOX 50000, WATSONVILLE, CA, 95077	6 MAIN ST, WATSONVILLE, CA, 95076	1.87			VACANT LAND		0.458	0.458
275 Main St., Watsonville, CA, 95076	Watsonville, City of	N/A					0.111	0.111
		17.94			-----	0.170	6.381	6.551
Reach Four, Left Bank								
PO BOX 930, SALINAS, CA, 93902	, ROYAL OAKS, CA, 95076	12.52			PUBLIC		0.031	0.031
144 HOLM RD #14, WATSONVILLE, CA, 95076		8.00			AGRICULTURAL	1.788		1.788
PO BOX 399, WATSONVILLE, CA, 95077-0399		3.86			AGRICULTURAL	0.655		0.655
515 SAN JUAN RD, ROYAL OAKS, CA, 95076	ROYAL OAKS, CA, 95076	2.03			VACANT LAND	0.306		0.306
515 SAN JUAN RD, ROYAL OAKS, CA, 95076-5329		2.04			AGRICULTURAL	0.346		0.346
PO BOX 399, WATSONVILLE, CA, 95077-0399		13.04			AGRICULTURAL	2.702		2.702
893 BLANCO CIR, SALINAS, CA, 93901	ROYAL OAKS, CA, 95076	15.15			PUBLIC	1.808		1.808
1051 SAN MIGUEL CYN RD, ROYAL OAKS, CA, 95076	577 SAN JUAN PASS, ROYAL OAKS, CA, 95076	0.85			VACANT LAND	0.566		0.566
611 SAN JUAN RD, ROYAL OAKS, CA, 95076	ROYAL OAKS, CA, 95076	2.00			VACANT LAND	1.110		1.110
12000 E LEGRAND RD, LEGRAND, CA, 95333		5.46			AGRICULTURAL	0.859		0.859
735 SAN JUAN RD, ROYAL OAKS, CA, 95076	ROYAL OAKS, CA, 95076	7.12			AGRICULTURAL	1.041		1.041
1961 MAIN ST #222, WATSONVILLE, CA, 95076		30.44			AGRICULTURAL	3.521		3.521
7716 SQUIREHILL CT, CUPERTINO, CA, 95014-5017		26.32			AGRICULTURAL	2.561		2.561
PO BOX 7668, SPRECKLES, CA, 93962		22.20			AGRICULTURAL	1.737		1.737
735 SAN JUAN RD, ROYAL OAKS, CA, 95076	735 SAN JUAN RD, ROYAL OAKS, CA, 95076	3.50			AGRICULTURAL	3.499		3.499
PO BOX 285, AROMAS, CA, 95004	745 SAN JUAN RD, ROYAL OAKS, CA, 95076	3.31			AGRICULTURAL	0.590		0.590
PO BOX 930, SALINAS, CA, 93902	ROYAL OAKS, CA, 95076	22.07			PUBLIC	0.131		0.131
1400 Douglas St., Omaha, NE, 68179		71.90					0.278	0.278
435 LAKEVIEW RD, WATSONVILLE, CA, 95076	897 SAN JUAN RD # A, ROYAL OAKS, CA, 95076	0.84			RESIDENTIAL	0.840		0.840
PO BOX 2126, FREEDOM, CA, 95019	897 SAN JUAN RD # C, ROYAL OAKS, CA, 95076	0.42			RESIDENTIAL		0.127	0.127
PO BOX 82, WATSONVILLE, CA, 95024		14.36			AGRICULTURAL	0.825		0.825
PO BOX 82, WATSONVILLE, CA, 95024		6.64			AGRICULTURAL	0.553		0.553
1767 SAN JUAN RD, AROMAS, CA, 04-9028		119.99			AGRICULTURAL	12.923		12.923
460 MARTINELLI ST, WATSONVILLE, CA, 95076		43.86			AGRICULTURAL		0.419	0.419
168 West Alisal St, 1st Flr, Salinas, CA, 93901	Pajaro Valley, CA	N/A					0.133	0.133
168 West Alisal St, 1st Flr, Salinas, CA, 93901	Pajaro Valley, CA	N/A					1.732	1.732
1767 SAN JUAN RD, AROMAS, CA, 04-9028		18.64			AGRICULTURAL	1.535		1.535
140 EUREKA CANYON RD, WATSONVILLE, CA, 95076-0237		14.41	0.017	1.005	AGRICULTURAL	5.040		5.040
463 CORRALITOS RD, WATSONVILLE, CA, 95076	ROYAL OAKS, CA, 95076	18.84			AGRICULTURAL	2.266		2.266
893 BLANCO CIR, SALINAS, CA, 93901	, , ,	77.16					0.926	0.926
3777 BANKHEAD RD, LOOMIS, CA, 95650		50.38			AGRICULTURAL			0.000
117 N 1ST ST, KING CITY, CA, 93930	ROYAL OAKS, CA, 95076	42.50			AGRICULTURAL			0.000
1231 DUTCH HOLLOW TRL, RENO, NV, 89523	1195 EAGLE HILL RD, ROYAL OAKS, CA, 95076	10.00			VACANT LAND		0.023	0.023
		657.28	0.017	1.005	-----	47.202	3.669	50.871
Reach Five, Right Bank								
PO BOX 50000, WATSONVILLE, CA, 95077	420 BRIDGE ST, WATSONVILLE, CA, 95076	0.38			VACANT LAND	0.377		0.377
PO BOX 50000, WATSONVILLE, CA, 95077	, WATSONVILLE, CA, 95076	N/A				0.602	0.141	0.743
701 OCEAN ST, SANTA CRUZ, CA, 95060	425 RIVERSIDE RD, WATSONVILLE, CA, 95076	2.06			VACANT LAND		1.060	1.060
30 RIVERSIDE RD, WATSONVILLE, CA, 95076	10 RIVERSIDE RD, WATSONVILLE, CA, 95076	3.64			VACANT LAND		0.024	0.024
7639 FALKIRK DR, SAN JOSE, CA, 95135	612 DELTA WAY, WATSONVILLE, CA, 95076	0.10			RESIDENTIAL	0.099		0.099

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			Haul	Staging				Sub Totals
		ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
610 DELTA WAY, WATSONVILLE, CA, 95076	610 DELTA WAY, WATSONVILLE, CA, 95076	0.09			RESIDENTIAL		0.016	0.016
12965 ROSE CT, ROYAL OAKS, CA, 95076	608 DELTA WAY, WATSONVILLE, CA, 95076	0.08			RESIDENTIAL		0.016	0.016
606 DELTA WAY, WATSONVILLE, CA, 95076	606 DELTA WAY, WATSONVILLE, CA, 95076	0.09			RESIDENTIAL	0.094		0.094
604 DELTA WAY, WATSONVILLE, CA, 95076	604 DELTA WAY, WATSONVILLE, CA, 95076	0.11			RESIDENTIAL	0.106		0.106
PO BOX 50000, WATSONVILLE, CA, 95077	614 DELTA WAY, WATSONVILLE, CA, 95076	0.62			VACANT LAND		0.278	0.278
PO BOX 50000, WATSONVILLE, CA, 95077	420 BRIDGE ST, WATSONVILLE, CA, 95076	0.32			VACANT LAND	0.315		0.315
PO BOX 50000, WATSONVILLE, CA, 95077	, WATSONVILLE, CA, 95076	N/A					0.014	0.014
PO BOX 50000, WATSONVILLE, CA, 95077	, WATSONVILLE, CA, 95076	N/A					0.014	0.014
PO BOX 50000, WATSONVILLE, CA, 95077	205 HUSHBECK AVE, WATSONVILLE, CA, 95076	1.72			PUBLIC		0.740	0.740
701 OCEAN ST, SANTA CRUZ, CA, 95060	530 BRIDGE ST, WATSONVILLE, CA, 95076	0.14			VACANT LAND		0.056	0.056
223 HUSHBECK AVE, WATSONVILLE, CA, 95076	223 HUSHBECK AVE, WATSONVILLE, CA, 95076	0.14			RESIDENTIAL	0.140		0.140
586 BRIDGE ST, WATSONVILLE, CA, 95076	586 BRIDGE ST, WATSONVILLE, CA, 95076	0.19			RESIDENTIAL	0.189		0.189
PO BOX 50000, WATSONVILLE, CA, 95077	534 BRIDGE ST, WATSONVILLE, CA, 95076	1.27			VACANT LAND		0.519	0.519
PO BOX 7668, SPRECKELS, CA, 93962	740 BRONTE AVE, WATSONVILLE, CA, 95076	15.57	0.215	1.001	RESIDENTIAL	15.565		15.565
230 OLD ADOBE RD, WATSONVILLE, CA, 95076	616 DELTA WAY, WATSONVILLE, CA, 95076	0.16			RESIDENTIAL	0.163		0.163
620 DELTA WAY, WATSONVILLE, CA, 95076	620 DELTA WAY, WATSONVILLE, CA, 95076	0.12			RESIDENTIAL	0.118		0.118
624 DELTA WAY, WATSONVILLE, CA, 95076	624 DELTA WAY, WATSONVILLE, CA, 95076	0.11			RESIDENTIAL		0.016	0.016
628 DELTA WAY, WATSONVILLE, CA, 95076	628 DELTA WAY, WATSONVILLE, CA, 95076	0.11			RESIDENTIAL		0.016	0.016
14360 MOUNTAIN QUAIL RD, SALINAS, CA, 93908	632 DELTA WAY, WATSONVILLE, CA, 95076	0.12			RESIDENTIAL		0.015	0.015
636 DELTA WAY, WATSONVILLE, CA, 95076	636 DELTA WAY, WATSONVILLE, CA, 95076	0.12			RESIDENTIAL		0.014	0.014
640 DELTA WAY, WATSONVILLE, CA, 95076	640 DELTA WAY, WATSONVILLE, CA, 95076	0.12			RESIDENTIAL	0.116		0.116
18397 MORO RD, SALINAS, CA, 93907	644 DELTA WAY, WATSONVILLE, CA, 95076	0.12			RESIDENTIAL		0.015	0.015
122 ROGERS AVE, WATSONVILLE, CA, 95076	648 DELTA WAY, WATSONVILLE, CA, 95076	0.12			RESIDENTIAL	0.116		0.116
394 MOUNT MADONNA RD, WATSONVILLE, CA, 95076	652 DELTA WAY, WATSONVILLE, CA, 95076	0.12			RESIDENTIAL		0.016	0.016
200 VICTORIAN VW, WATSONVILLE, CA, 95076	656 DELTA WAY, WATSONVILLE, CA, 95076	0.15			RESIDENTIAL		0.020	0.020
660 DELTA WAY, WATSONVILLE, CA, 95076	660 DELTA WAY, WATSONVILLE, CA, 95076	0.15			RESIDENTIAL	0.152		0.152
721 PARADISO CT, SOQUEL, CA, 95073	664 DELTA WAY, WATSONVILLE, CA, 95076	0.16			RESIDENTIAL	0.157		0.157
668 DELTA WAY, WATSONVILLE, CA, 95076	668 DELTA WAY, WATSONVILLE, CA, 95076	0.15			RESIDENTIAL		0.019	0.019
672 DELTA WAY, WATSONVILLE, CA, 95076	672 DELTA WAY, WATSONVILLE, CA, 95076	0.14			RESIDENTIAL		0.018	0.018
676 DELTA WAY, WATSONVILLE, CA, 95076	676 DELTA WAY, WATSONVILLE, CA, 95076	0.14			RESIDENTIAL		0.019	0.019
680 DELTA WAY, WATSONVILLE, CA, 95076	680 DELTA WAY, WATSONVILLE, CA, 95076	0.14			RESIDENTIAL		0.022	0.022
684 DELTA WAY, WATSONVILLE, CA, 95076	684 DELTA WAY, WATSONVILLE, CA, 95076	0.19			RESIDENTIAL	0.186		0.186
688 DELTA WAY, WATSONVILLE, CA, 95076	688 DELTA WAY, WATSONVILLE, CA, 95076	0.25			RESIDENTIAL	0.248		0.248
2111 Garden Rd., Monterey, CA 93940	Riverside Rd., Watsonville, CA, 95076	N/A				0.254	0.212	0.466
PO BOX 50000, WATSONVILLE, CA, 95077	, WATSONVILLE, CA, 95076	N/A					0.160	0.160
PO BOX 50000, WATSONVILLE, CA, 95077	5 LOUGHEAD ST, WATSONVILLE, CA, 95076	1.53			VACANT LAND		1.323	1.323
599 COLLEGE AVE, PALO ALTO, CA, 94306	, WATSONVILLE, CA, 95076	2.16			RESIDENTIAL	0.055	0.026	0.081
10422 DENISON AVE, CUPERTINO, CA, 95014	225 CONDIT LN, WATSONVILLE, CA, 95076	47.29			AGRICULTURAL	16.250		16.250
620 CONDIT LN, WATSONVILLE, CA, 95076	620 CONDIT LN, WATSONVILLE, CA, 95076	12.76	0.380	0.008	AGRICULTURAL	0.227		0.227
620 CONDIT LN, WATSONVILLE, CA, 95076	620 CONDIT LN, WATSONVILLE, CA, 95076	13.86	0.152		AGRICULTURAL			0.000
490 CONDIT LN, WATSONVILLE, CA, 95076	445 CONDIT LN, WATSONVILLE, CA, 95076	8.54			AGRICULTURAL	1.894		1.894
2995 DAY RD, GILROY, CA, 95020	2202 E LAKE AVE, WATSONVILLE, CA, 95076	1.97			COMMERCIAL	0.728		0.728
490 CONDIT LN, WATSONVILLE, CA, 95076	490 CONDIT LN, WATSONVILLE, CA, 95076	7.54			AGRICULTURAL	3.026		3.026
500 CONDIT LN, WATSONVILLE, CA, 95076	500 CONDIT LN, WATSONVILLE, CA, 95076	5.86	0.019	0.494	RESIDENTIAL	1.981		1.981
2984 MONTEREY HWY, SAN JOSE, CA, 95111	43 RIVERSIDE RD, WATSONVILLE, CA, 95076	5.35			INDUSTRIAL		0.007	0.007
PO BOX 1418, WATSONVILLE, CA, 95077	129 RIVERSIDE RD, WATSONVILLE, CA, 95076	28.86			AGRICULTURAL	2.010	1.783	3.793
30 RIVERSIDE RD, WATSONVILLE, CA, 95076	30 RIVERSIDE RD, WATSONVILLE, CA, 95076	26.56			RESIDENTIAL		0.016	0.016
50 BEVERLY DR, WATSONVILLE, CA, 95076	50 BEVERLY DR, WATSONVILLE, CA, 95076	0.61			RESIDENTIAL	0.149		0.149
54 BEVERLY DR, WATSONVILLE, CA, 95076	54 BEVERLY DR, WATSONVILLE, CA, 95076	0.49			RESIDENTIAL	0.494		0.494
58 BEVERLY DR, WATSONVILLE, CA, 95076	58 BEVERLY DR, WATSONVILLE, CA, 95076	0.37			RESIDENTIAL	0.368		0.368
50 BEVERLY DR, WATSONVILLE, CA, 95076	62 BEVERLY DR, WATSONVILLE, CA, 95076	0.37			RESIDENTIAL	0.365		0.365
50 BEVERLY DR, WATSONVILLE, CA, 95076	66 BEVERLY DR, WATSONVILLE, CA, 95076	0.36			RESIDENTIAL	0.355		0.355
50 BEVERLY DR, WATSONVILLE, CA, 95076	70 BEVERLY DR, WATSONVILLE, CA, 95076	0.34			RESIDENTIAL	0.340		0.340
50 BEVERLY DR, WATSONVILLE, CA, 95076	74 BEVERLY DR, WATSONVILLE, CA, 95076	0.40			RESIDENTIAL	0.397		0.397

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			Haul	Staging				Sub Totals
		ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
859 BUENA VISTA DR, WATSONVILLE, CA, 95076	78 BEVERLY DR, WATSONVILLE, CA, 95076	0.18			RESIDENTIAL	0.015		0.015
PO BOX 7668, SPRECKELS, CA, 93962	, WATSONVILLE, CA, 95076	35.36	0.003		AGRICULTURAL	14.848		14.848
599 COLLEGE AVE, PALO ALTO, CA, 94306	, WATSONVILLE, CA, 95076	5.88				5.880		5.880
		235.79	0.769	1.503	-----	68.378	6.407	74.785
Reach Five, Left Bank								
42 COLLEGE RD, WATSONVILLE, CA, 95076	42 COLLEGE RD, WATSONVILLE, CA, 95076	0.25			RESIDENTIAL	0.004		0.004
62 BLANCA LN, WATSONVILLE, CA, 95076	44 COLLEGE RD, WATSONVILLE, CA, 95076	0.28			RESIDENTIAL	0.001		0.001
361 S GENEVIEVE LN, SAN JOSE, CA, 95128	52 COLLEGE RD, WATSONVILLE, CA, 95076	0.33			RESIDENTIAL	0.001		0.001
56 COLLEGE RD, WATSONVILLE, CA, 95076	56 COLLEGE RD, WATSONVILLE, CA, 95076	0.43			RESIDENTIAL	0.010		0.010
58 COLLEGE RD, WATSONVILLE, CA, 95076	58 COLLEGE RD, WATSONVILLE, CA, 95076	0.84			RESIDENTIAL	0.084	0.002	0.087
WEBB RD, WATSONVILLE, CA, 95076	62 COLLEGE RD, WATSONVILLE, CA, 95076	0.52			RESIDENTIAL	0.044		0.044
64 COLLEGE RD, WATSONVILLE, CA, 95076	64 COLLEGE RD, WATSONVILLE, CA, 95076	0.51			RESIDENTIAL	0.043		0.043
273 LARKIN RDG, WATSONVILLE, CA, 95076	76 COLLEGE RD, WATSONVILLE, CA, 95076	0.44			RESIDENTIAL	0.437		0.437
82 LARKIN RDG, WATSONVILLE, CA, 95076	82 COLLEGE RD, WATSONVILLE, CA, 95076	0.65			RESIDENTIAL	0.645		0.645
66 LARKIN RDG, WATSONVILLE, CA, 95076	66 COLLEGE RD, WATSONVILLE, CA, 95076	1.17			RESIDENTIAL	1.165		1.165
34 COLLEGE RD, WATSONVILLE, CA, 95076	34 COLLEGE RD, WATSONVILLE, CA, 95076	0.30			RESIDENTIAL	0.028		0.028
30 COLLEGE RD, WATSONVILLE, CA, 95076	30 COLLEGE RD, WATSONVILLE, CA, 95076	0.21			RESIDENTIAL	0.071		0.071
PO BOX 50000, WATSONVILLE, CA, 95077	, WATSONVILLE, CA, 95076	N/A				0.013		0.013
760 N 7TH ST APT 4103, SAN JOSE, CA, 95112	22 COLLEGE RD, WATSONVILLE, CA, 95076	0.53			RESIDENTIAL	0.187		0.187
24 COLLEGE RD, WATSONVILLE, CA, 95076	24 COLLEGE RD, WATSONVILLE, CA, 95076	0.47			RESIDENTIAL	0.079		0.079
835 GREEN VALLEY RD, WATSONVILLE, CA, 95076	26 COLLEGE RD, WATSONVILLE, CA, 95076	0.41			RESIDENTIAL	0.111		0.111
88 COLLEGE RD, WATSONVILLE, CA, 95076	88 COLLEGE RD, WATSONVILLE, CA, 95076	0.75			RESIDENTIAL	0.747		0.747
96 COLLEGE RD, WATSONVILLE, CA, 95076	96 COLLEGE RD, WATSONVILLE, CA, 95076	0.36			RESIDENTIAL	0.364		0.364
148 HALL RD, ROYAL OAKS, CA, 95076	106 COLLEGE RD, WATSONVILLE, CA, 95076	0.45			RESIDENTIAL	0.452		0.452
114 COLLEGE RD, WATSONVILLE, CA, 95076	114 COLLEGE RD, WATSONVILLE, CA, 95076	0.60			RESIDENTIAL	0.602		0.602
118 COLLEGE RD, WATSONVILLE, CA, 95076	118 COLLEGE RD, WATSONVILLE, CA, 95076	0.67			RESIDENTIAL	0.672		0.672
124 COLLEGE RD, WATSONVILLE, CA, 95076	124 COLLEGE RD, WATSONVILLE, CA, 95076	0.74			RESIDENTIAL	0.742		0.742
102 COLLEGE RD, WATSONVILLE, CA, 95076	102 COLLEGE RD, WATSONVILLE, CA, 95076	0.30			RESIDENTIAL	0.303		0.303
100 COLLEGE RD, WATSONVILLE, CA, 95076	100 COLLEGE RD, WATSONVILLE, CA, 95076	0.27			RESIDENTIAL	0.272		0.272
112 COLLEGE RD, WATSONVILLE, CA, 95076	112 COLLEGE RD, WATSONVILLE, CA, 95076	0.39			RESIDENTIAL	0.385		0.385
884 ARROWHEAD DR, GARDNERVILLE, NV, 89460	125 DOGWOOD DR, WATSONVILLE, CA, 95076	0.29			RESIDENTIAL	0.003		0.003
130 COLLEGE RD, WATSONVILLE, CA, 95076	130 COLLEGE RD, WATSONVILLE, CA, 95076	0.44			RESIDENTIAL	0.438		0.438
231 LAKEVIEW RD, WATSONVILLE, CA, 95076	231 LAKEVIEW RD, WATSONVILLE, CA, 95076	2.11			RESIDENTIAL	0.408		0.408
PO BOX 50000, WATSONVILLE, CA, 95077	, WATSONVILLE, CA, 95076	N/A				0.063		0.063
165 CRESTWOOD DR, WATSONVILLE, CA, 95076	165 CRESTWOOD DR, WATSONVILLE, CA, 95076	0.19			RESIDENTIAL	0.191		0.191
701 OCEAN ST, SANTA CRUZ, CA, 95060	, WATSONVILLE, CA, 95076	1.20			VACANT LAND	0.417		0.417
248 PECKHAM RD, WATSONVILLE, CA, 95076	, WATSONVILLE, CA, 95076	0.67			UNKNOWN	0.221		0.221
		16.75			-----	9.203	0.002	9.206
Reach Six, Right Bank								
1201 E LAKE AVE, WATSONVILLE, CA, 95076	, WATSONVILLE, CA, 95076	36.00			AGRICULTURAL	3.530		3.530
1907 E LAKE AVE, WATSONVILLE, CA, 95076	1907 E LAKE AVE, WATSONVILLE, CA, 95076	16.15			RESIDENTIAL	1.975		1.975
235 HAMES RD, WATSONVILLE, CA, 95076	150 WAGNER AVE, WATSONVILLE, CA, 95076	43.65			AGRICULTURAL	1.825		1.825
2135 E LAKE AVE, WATSONVILLE, CA, 95076	2135 E LAKE AVE, WATSONVILLE, CA, 95076	0.46			RESIDENTIAL	0.462		0.462
6020 SHERRY LEE LN, SALINAS, CA, 93907	2215 E LAKE AVE, WATSONVILLE, CA, 95076	0.99			RESIDENTIAL	0.989		0.989
PO BOX 546, AUBURN, CA, 95604	1211 E LAKE AVE, WATSONVILLE, CA, 95076	92.59	1.089	1.022	AGRICULTURAL	2.428		2.428
PO BOX 325, WATSONVILLE, CA, 95077	, WATSONVILLE, CA, 95076	11.76			VACANT LAND	0.983		0.983
PO BOX 325, WATSONVILLE, CA, 95077	127 ATKINSON LN, WATSONVILLE, CA, 95076	23.75			AGRICULTURAL	3.494		3.494
		225.34	1.089	1.022	-----	15.686	0.000	15.686
Reach Six, Left Bank								
PO BOX 1993, WATSONVILLE, CA, 95077	390 MARIGOLD AVE, FREEDOM, CA, 95019	0.26				0.014		0.014
155 WESTRIDGE DR, WATSONVILLE, CA, 95076	, WATSONVILLE, CA, 95076	1.58			UNKNOWN	1.581		1.581
155 WESTRIDGE DR, WATSONVILLE, CA, 95076	485 HOLOHAN RD, WATSONVILLE, CA, 95076	4.66	0.028		COMMERCIAL			0.000
155 WESTRIDGE DR, WATSONVILLE, CA, 95076	294 GREEN VALLEY RD, WATSONVILLE, CA, 95076	7.82	0.013		COMMERCIAL	0.611		0.611
PO BOX 50000, WATSONVILLE, CA, 95077	, WATSONVILLE, CA, 95076	N/A				0.096	0.053	0.149

Pajaro River Project TAR 20180321

ADDRESS (Mail)	SITE ADDRESS (Physcial)	PARCEL AREA	T.W.A.E.		Land Use	FEE	F.P.L.E.	APN
			Haul	Staging				Sub Totals
		ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
155 WESTRIDGE DR, WATSONVILLE, CA, 95076	290 GREEN VALLEY RD, WATSONVILLE, CA, 95076	0.32			RESIDENTIAL	0.324		0.324
1114 VIA MALIBU, APTOS, CA, 95003	, WATSONVILLE, CA, 95076	37.01			AGRICULTURAL	1.880		1.880
1114 VIA MALIBU, APTOS, CA, 95003	, WATSONVILLE, CA, 95076	36.46			AGRICULTURAL	2.266		2.266
151 WESTRIDGE DR, WATSONVILLE, CA, 95076	, WATSONVILLE, CA, 95076	19.45	0.203	0.507	AGRICULTURAL	1.463		1.463
701 OCEAN ST, SANTA CRUZ, CA, 95060	, WATSONVILLE, CA, 95076	N/A	0.252					0.252
, , ,	, , ,	60.33				6.135		6.135
1965 DOLPHIN DR, APTOS, CA, 95003	37 HOLOHAN RD, WATSONVILLE, CA, 95076	21.37			AGRICULTURAL	21.369		21.369
1965 DOLPHIN DR, APTOS, CA, 95003	, WATSONVILLE, CA, 95076	3.80			AGRICULTURAL	3.804		3.804
2239 E LAKE AVE, WATSONVILLE, CA, 95076	2239 E LAKE AVE, WATSONVILLE, CA, 95076	0.56			COMMERCIAL	0.561		0.561
2233 E LAKE AVE, WATSONVILLE, CA, 95076	2233 E LAKE AVE, WATSONVILLE, CA, 95076	0.59			COMMERCIAL	0.586		0.586
2111 Garden Rd., Monterey, CA 93940	, Watsonville, CA, 95076	N/A				0.313		0.313
TOTAL PARCEL ACRES =		193.96	0.496	0.507	-----	40.961	0.234	41.195
		2022.39	2.397	6.047	N/A	255.477	31.864	276.151
TOTAL TWAE ACRES =		8.44						

LEGEND

- F.P.L.E.= FLOOD PROTECTION LEVEE EASEMENT
- FEE= FEE TOTAL
- T.W.A.E.= TEMPORARY WORK AREA EASEMENT (includes Staging, Site Access, Haul Route, Well Access & Irrigation Access)

Note: Property Ownership Data collect on Mar 2018 from Land Vision (jdh).







EXHIBIT B  
NFS Notification of Risks prior to notification & P.L. 91-646









**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT  
1325 J STREET  
SACRAMENTO CA 95814-2922

September 26, 2017

Real Estate Division

Mr. David Chardavoyne, General Manager  
Monterey County Water Resources Agency  
1441 Schilling Place, North Bldg  
Salinas, Ca 93901

Dear Mr. Chardavoyne:

It is our understanding that the Monterey County Water Resources Agency (Monterey County) is undertaking real estate activities/acquisition management, and acquisition of land it anticipates will be required for the proposed Pajaro River Flood Risk Management Project. This is prior to execution of the Project Partnership Agreement (PPA), and prior to the Government's formal notice to proceed with its acquisition after PPA execution.

We caution you that there are many risks associated with acquisition under such circumstances and that, as the non-Federal sponsor, your agency assumes full and sole responsibility for any and all costs, or liability arising out of the acquisition effort. Generally, these risks include, but may not be limited to the following:

- a. The Congress of the United States may not appropriate funds to construct the proposed project.
- b. A PPA mutually agreeable to the Monterey County and the Federal Government may not be executed and implemented.
- c. Monterey County 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 the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42, U.S.C. 9601-9675.
- d. Monterey County may acquire interests or estates in real property that are later determined by the Government to be inappropriate, insufficient, or otherwise not required for the project.
- e. Monterey County may initially acquire insufficient or excessive real property acreage that may result in additional negotiations, payment of Public Law 91-646 (as amended) benefits, or payments of fair market value to affected



landowners that could have been avoided by delaying acquisition until after PCA execution and the said formal notice by the Corps to commence acquisition of land and right of way.

- f. Monterey County may incur costs or expenses in connection with its decision to acquire or perform acquisition activities in advance of the executed PCA and the Government's notice to proceed which may not be creditable under the provisions of Public Law 99-662, The Water Resources Development Act of 1986, or the PCA.

Should you have any questions, please contact Project Manager, Ms. Jaime O'Halloran at (415) 503-6738 or Realty Specialist, Bonieeve Delapaz at (415) 503-6745

Sincerely,

  
for DIANE M. SIMPSON  
Chief, Real Estate Division

Copy Furnished:

Jaime O'Halloran – USACE Project Manager (VIA EMAIL ONLY)





**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT  
1325 J STREET  
SACRAMENTO CA 95814-2922

September 26, 2017

Real Estate Division

Mr. John Presleigh, Public Works Director  
Santa Cruz County Department of Public Works  
Santa Cruz County Flood Control and Water Conservation District, Zone No. 7  
701 Ocean Street, Room 410  
Santa Cruz, CA 95060

Dear Mr. Presleigh:

It is our understanding that the Santa Cruz County Flood Control and Water Conservation District, Zone No. 7 (Santa Cruz County) is undertaking real estate activities/acquisition management, and acquisition of land it anticipates will be required for the proposed Pajaro River Flood Risk Management Project. This is prior to execution of the Project Partnership Agreement (PPA), and prior to the Government's formal notice to proceed with its acquisition after PPA execution.

We caution you that there are many risks associated with acquisition under such circumstances and that, as the non-Federal sponsor, your agency assumes full and sole responsibility for any and all costs, or liability arising out of the acquisition effort. Generally, these risks include, but may not be limited to the following:


- a. The Congress of the United States may not appropriate funds to construct the proposed project.
- b. A PPA mutually agreeable to the Santa Cruz County and the Federal Government may not be executed and implemented.
- c. Santa Cruz County 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 the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42, U.S.C. 9601-9675.
- d. Santa Cruz County may acquire interests or estates in real property that are later determined by the Government to be inappropriate, insufficient, or otherwise not required for the project.



- e. Santa Cruz County may initially acquire insufficient or excessive real property acreage that may result in additional negotiations, payment of Public Law 91-646 (as amended) benefits, or payments of fair market value to affected landowners that could have been avoided by delaying acquisition until after PCA execution and the said formal notice by the Corps to commence acquisition of land and right of way.
- f. Santa Cruz County may incur costs or expenses in connection with its decision to acquire or perform acquisition activities in advance of the executed PCA and the Government's notice to proceed which may not be creditable under the provisions of Public Law 99-662, The Water Resources Development Act of 1986, or the PCA.

Should you have any questions, please contact Project Manager, Ms. Jaime O'Halloran at (415) 503-6738 or Realty Specialist, Bonievec Delapaz at (415) 503-6745

Sincerely,

  
for DIANE M. SIMPSON  
Chief, Real Estate Division

Copy Furnished:

Jaime O'Halloran – USACE Project Manager (VIA EMAIL ONLY)



## EXHIBIT C-1

### ASSESSMENT OF NON-FEDERAL SPONSOR'S REAL ESTATE ACQUISITION CAPABILITY Pajaro River Flood Risk Management Project Monterey County Water Resources Agency Response

#### I. Legal Authority:

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

Yes

#### Monterey County Water Resources Agency Act-Chap. 52:

##### Sect. 9 Powers of Agency.

(c) Acquire by grant, purchase, lease, gift, devise, contract, construction, or otherwise, and hold, use, enjoy, sell, let, and dispose of real and personal property of every kind, including lands, structures, buildings, rights-of-way, easements, and privileges, and construct, maintain, alter, and operate any and all works or improvements, within or outside the Agency, necessary or proper to carry out any of the purposes of this act and complete, extend, add to, alter, remove, repair, or otherwise improve any works, or improvements, or property acquired by it as authorized by this act.

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

#### Monterey County Water Resources Agency Act-Chap. 52:

##### Sec. 14. Eminent domain.

The Agency may exercise the right of eminent domain, either within or without the Agency, to take any property necessary to carry out any of the objects or purposes of this act. The Agency in exercising that power shall in addition to the damage for the taking, injury, or destruction of property, also pay the cost of removal or relocation of any structure, railways, mains, pipes, conduits, wires, cable, or poles of any public utility which is required to be moved to a new location. Nothing in this act shall be deemed to authorize the Agency, or any person or persons to divert the waters of any river, creek, stream, irrigation system, canal, or ditch from its channel, to the detriment of any person or persons having any interest in that river, creek, stream, irrigation system, canal, or ditch or the waters thereof or therein, unless compensation therefor be first provided in the manner provided by law.

- c. Does the sponsor have “quick-take” authority for this project?

Yes. MCWRA has ability for “Quick Take”. Cal Code Civil Proc. § 1240.125, et. Seq.

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

Yes. Some lands required for the project are in MCWRA’s area of responsibility for flood control, but outside its political boundary. MCWRA can condemn and is able to hold property outside of its own boundary per the agency act.

- e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn?

No. All lands currently identified for the proposed project are owned by entities whose property the MCWRA can condemn.



## 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 PL 91-646, as amended?

No.

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

N/A

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

Yes. MCWRA staff has real estate experience.

- d. Is the sponsor's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule?

Uncertain until real estate requirements for the project are determined.

- e. Can the sponsor obtain contractor support, if required, in a timely fashion?

Yes. Contractor support can be obtained in a timely fashion.

- f. Will the sponsor likely request USACE assistance in acquiring real estate?

Unknown at this time.

## III. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site?

Yes. MCWRA staff is located within reasonable proximity to the proposed project site.

- b. Has the sponsor approved the project/real estate schedule/milestones?  
NFS has reviewed the schedule and understands dates are subject to change.

## IV. Overall Assessment:

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

Yes

- b. With regard to this project, the sponsor is anticipated to be: (Capable – Highly Capable – Not capable, etc.)

HIGHLY CAPABLE

## V. Coordination:

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

YES

- b. Does the sponsor concur with this assessment?

YES



EXHIBIT C-2  
ASSESSMENT OF NON-FEDERAL SPONSOR'S  
REAL ESTATE ACQUISITION CAPABILITY  
Pajaro River Flood Risk Management Project  
*Response from Santa Cruz County*

I. Legal Authority:

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

Yes.

Cal Uncod Water Deer, Act 1180 § 41

§ 41. Acquisition of lands, rights-of-way, easements

It may acquire and contract to acquire by purchase, donation or other lawful means in the name of the district from private persons, public and private corporations, associations, agencies or districts, lands, rights-of-way, easements, privileges, material and property of every kind within or without the district or county.

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

Yes.

Cal Uncod Water Deer, Act 1180 § 23

§ 23. Eminent domain

It may exercise the right of eminent domain, either within or without the district, to take any property necessary to carry out any of the objects or purposes of this act.

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

Yes. See California Code of Procedure Section 1240.125 et seq.

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

No.

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 PL 91-646, as amended?

No. The County of Santa Cruz provides staff to the sponsor and is a Level II Qualified Local Public Agency for the appraisal, appraisal review, acquisition, relocation, and certification functions for state and federally funded projects.

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

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

Yes. The County of Santa Cruz provides staff to Zone 7 (Santa Cruz County side) and is a Level II Qualified Local Public Agency for the appraisal, appraisal review, acquisition, relocation, and certification functions for state and federally funded projects.



d. Is the sponsor's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule?

Yes, existing staffing is sufficient. The County also has the ability to fill positions at the Assistant Real Property Agent, Real Property Agent, and Senior Real Property Agent as required necessary to support the local sponsor.

d. 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?

NFS has reviewed the schedule and understands dates are subject to change.

### IV. Overall Assessment:

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

Yes

b. With regard to this project, the sponsor is anticipated to be: (Capable – Highly Capable – Not capable, etc.)

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:

*Bonievee A. Delapaz*

BONIEVEE A. DELAPAZ

Real Estate Specialist

Reviewed and Approved by:

*ADAM B. OLSON*

ADAM B. OLSON

Chief, Real Estate Division