Ver. 24 Oct 2018

WESTMINSTER, EAST GARDEN GROVE
FLOOD RISK MANAGEMENT STUDY

FEASIBILITY REPORT AND INTEGRATED ENVIRONMENTAL IMPACT REPORT
REAL ESTATE PLANNING REPORT
SEPTEMBER 2018

APPENDIX D

DRAFT

REAL ESTATE DIVISION
CHICAGO DISTRICT
U.S. ARMY CORPS OF ENGINEERS

WESTMINSTER, EAST GARDEN GROVE
FLOOD RISK MANAGEMENT PROJECT
ORANGE COUNTY, CA

1. PURPOSE

This Real Estate Plan (REP) report, prepared in accordance with ER 405-1-12, presents the real estate requirements for Westminster, East Garden Grove, Flood Risk Management (FRM) project. The study area is located entirely within the Westminster Watershed in western Orange County, California, approximately 25 miles southeast of the City of Los Angeles. This REP is Appendix D to the Feasibility Report and Integrated Environmental Impact Statement (EIS). It is tentative in nature, preliminary for planning purposes only. The plan includes estimated land values and costs associated with the acquisition of lands, easements, and rights-of-way. It also identifies any facility/utility relocations necessary to implement the project. Anticipated requirements for lands, easements, rights-of-way, relocations and disposal areas (LERRD) are based on information furnished by the project development team. The final real property acquisition lines and estimates of value are subject to change after approval of the report. This REP supports the Tentatively Selected Plan (TSP) and replaces all prior Real Estate reports. This REP will be refined further and greater detail added during future phases of study, including updated LERRD estimates in accordance with 3x3x3 SMART Planning, utility and facility relocations including preliminary opinions of compensability, and a more detailed real estate map.

a. Study Area - The study area is located entirely within the Westminster Watershed in western Orange County, California, approximately 25 miles southeast of the City of Los Angeles. The watershed is approximately 87 square miles in area and lies on a flat coastal plain. The study area is almost entirely urbanized. Cities in the watershed include Anaheim, Stanton, Cypress, Garden Grove, Westminster, Fountain Valley, Los Alamitos, Seal Beach, and Huntington Beach.

2. PROJECT AUTHORIZATION

The Westminster feasibility study is being conducted in accordance with the study resolution adopted by the Committee on Public Works, House of Representatives Committee on Public Works on May 8, 1964 (Flood Control Act of 1938), which reads:

> *"Resolved by the Committee on Public Works of the House of Representatives, United States, that the Board of Engineers for Rivers and Harbors is hereby requested to review the reports on (a) San Gabriel River and Tributaries, published as House Document No. 838, 76th Congress, 3d Session; (b) Santa Ana River and Tributaries, published as House Document No. 135, 81st Congress, 1st Session; and (c) the project authorized by the Flood Control Act of 1936 for the protection of the metropolitan area in Orange County, with a view to determining the advisability of modification of the authorized projects in the interest of flood control and related purposes."*

3. NON-FEDERAL PARTICIPATION

The non-federal sponsor (NFS) is Orange County Public Works (OCPW). USACE and OCPW executed a Feasibility Cost Sharing Agreement (FCSA) in September 2003. OCPW is a Division of Orange County

government. OCPW will be responsible for providing all lands, easements, rights-of-way, relocations and disposal areas (LERRD) as part of its 35 percent cost-share. The Sponsor(s) will be notified of the Corps of Engineer regulations for acquiring real estate as part of a cost-shared project to include P.L. 91-646 requirements. The non-federal sponsor is asking for consideration of a Locally Preferred Plan (LPP). The details of the real estate requirements of the National Economic Development (NED) Plan and LPP are included in this report.

4. PROJECT DESCRIPTION

The project area includes portions of four non-federal drainage channels within the watershed and the receiving waters of one of the channel systems in the Bolsa Chica Ecological Reserve (BCER). Drainage channels within the Westminster Watershed that collect local storm water runoff and vary in size, geometry, and lining material.

C02 – Bolsa Chica Channel

This study includes the portion of C02 that extends from Huntington Harbour to the confluence with the C04 channel near Bolsa Chica Street. This channel segment is approximately 1.5 miles long and provides flood risk management for Huntington Beach, Huntington Harbour, and the Naval Weapons Station Seal Beach (NWSSB). It also runs through and adjacent to the Los Alamitos Armed Forces Training Base.

C04 – Westminster Channel

The C04 channel is approximately 7.8 miles and provides flood risk management for the cities of Garden Grove, Westminster, and Huntington Beach. The channel begins at Highway 22 and continues downstream past Westminster Memorial Park Cemetery, I-405, and the Westminster Mall, before joining with the C02.

C05 – East Garden Grove/Wintersburg Channel

The C05 channel is approximately 11.6 miles and provides flood risk management for the cities of Santa Ana, Garden Grove, Westminster, and Huntington Beach. The channel begins west of the intersection of Highway 5, Highway 57, and Highway 22 in the city of Santa Ana and flows southwest through Haster Basin, under I-405, and through the BCER before discharging into Outer Bolsa Bay and eventually the Pacific Ocean.

C06 – Ocean View Channel

The C06 channel is approximately 4.1 miles in length and provides flood risk management for the cities of Fountain Valley and Huntington Beach. The channel begins in the City of Fountain Valley and flows westward through Mile Square Regional Park and under I-405, ultimately discharging into the C05 channel at the confluence near Gothard Street in Huntington Beach.

The channels included in the study area are divided into 23 discrete reaches, based primarily on the varying physical conditions within the channels throughout the project area, including:

- Concrete rectangular channels
- Riprap-lined trapezoidal channels:
- Concrete-lined trapezoidal channels
- Enclosed culverts
- Levees
- Steel Sheet Pile

Other significant features include:

Bolsa Chica Bay Marsh Area (at the downstream end of C05) is a biologically sensitive area that is environmentally protected. The area includes a multitude of existing and migrating species within a fresh water body.

The Non-functioning Tide Gate and Tidal Influence on the C05 Channel is currently a series of tide gates in Reach 1 of the C05 channel that serves to regulate and manage the coastal tidal influence. The tide gate is operated by ~~the County of~~ Orange County Public Works ~~Department~~.

Anaheim Bay-Seal Beach National Wildlife Refuge is part of the extensive San Diego National Wildlife Refuge (NWR) Complex and is located within the NWSSB. It encompasses 965 acres of remnant saltwater

marsh in the Anaheim Bay estuary and serves as a significant stopover and wintering area along the Pacific Flyway for shorebirds. The U.S. Fish and Wildlife Service (USFWS) operates the Nature Center on the Refuge in cooperation with the Navy.

Huntington Harbour is the discharge point for C02 and includes a public marina and facilities that are highly used by the public. Huntington Harbour also receives flows from the terminus of C05.

Current land use consists of a mix of residential, schools, businesses and a few parks located adjacent to the channels. The setbacks of the residences from the channel systems vary up to 10 feet from the channel right-of-way.

Description of NED and LPP Plans

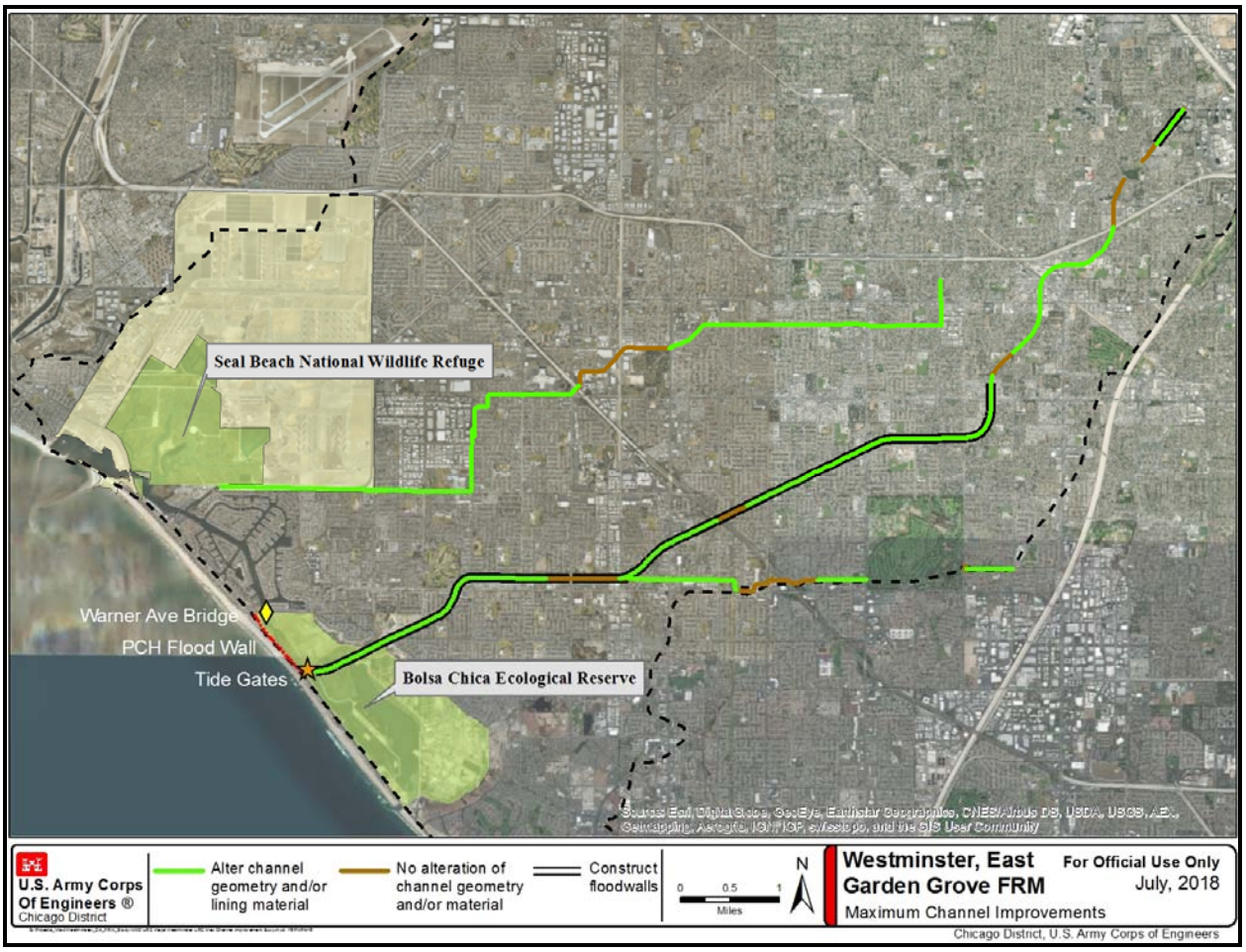
LPP:

Maximum Channel Modifications	
Nonstructural Measures	Flood Warning System
	Removal of Impediments to Flow
In-Channel Modifications	Altering Channel Geometry
	Floodwalls
Upstream Modifications	Diversion/Bypass Channels
Downstream Modifications	Reconstructing Tide Gates on C05
	Widening the Existing Bottleneck at Warner Avenue
	Constructing a Floodwall along PCH

Under the Maximum Channel Modifications Alternative, trapezoidal channels would be reconfigured to have a rectangular cross sectional geometry. This would increase both conveyance efficiency and capacity. This alternative is designed to contain the 1% ACE storm event. For reaches that do not contain the 1% ACE event after conversion to a concrete rectangular channel, floodwalls would be added.

This plan addresses all of C02 within the project area (reach 23), as well as reaches 20 and 22 on C04. In the C05/C06 system, this plan proposes changes in reaches 1, 2, 3, 4, 5, 8, 9, 12, 13, 14, 17, and 19. The majority of the proposed changes are converting channels from trapezoidal to concrete rectangular. This alternative also recommends floodwalls of various heights along most of C05, as well as Reach 14 of C06. For more detail on a reach-by-reach basis, see *Appendix H – Plan Formulation*.

Modifications to reach 21 on C04 were not shown, pending the NFS and the NFS's contractor's effort to design and develop preliminary cost estimates for a potential diversion channel utilizing, in part, an abandoned Navy railroad ROW. It was determined that this additional measure would be added at a later time if it proved to be economically justified. Preliminary ROM cost estimates do not appear to justify its inclusion. More information on this potential diversion are included in Section **Error! Reference source not found.** and as an attachment to *Appendix H – Plan Formulation*.



NED Plan

Minimum Channel Modifications	
Nonstructural Measures	Flood Warning System
	Removal of Impediments to Flow
In-Channel Modifications	Lining Channels with Concrete
Downstream Modifications	Reconstructing Tide Gates on C05
	Widening the Existing Bottleneck at Warner Avenue
	Constructing a Floodwall along PCH

The TSP is the Minimum Channel Modifications Plan. The Minimum Channel Modifications Alternative would address flood risk by lining existing drainage channels to improve flow. Trapezoidal channel reaches that currently have an earthen bottom and either earthen or riprap banks would be lined with concrete. There would be no alteration to reaches that are rectangular in shape or lined with concrete, nor to reaches of in-channel box and pipe structures.

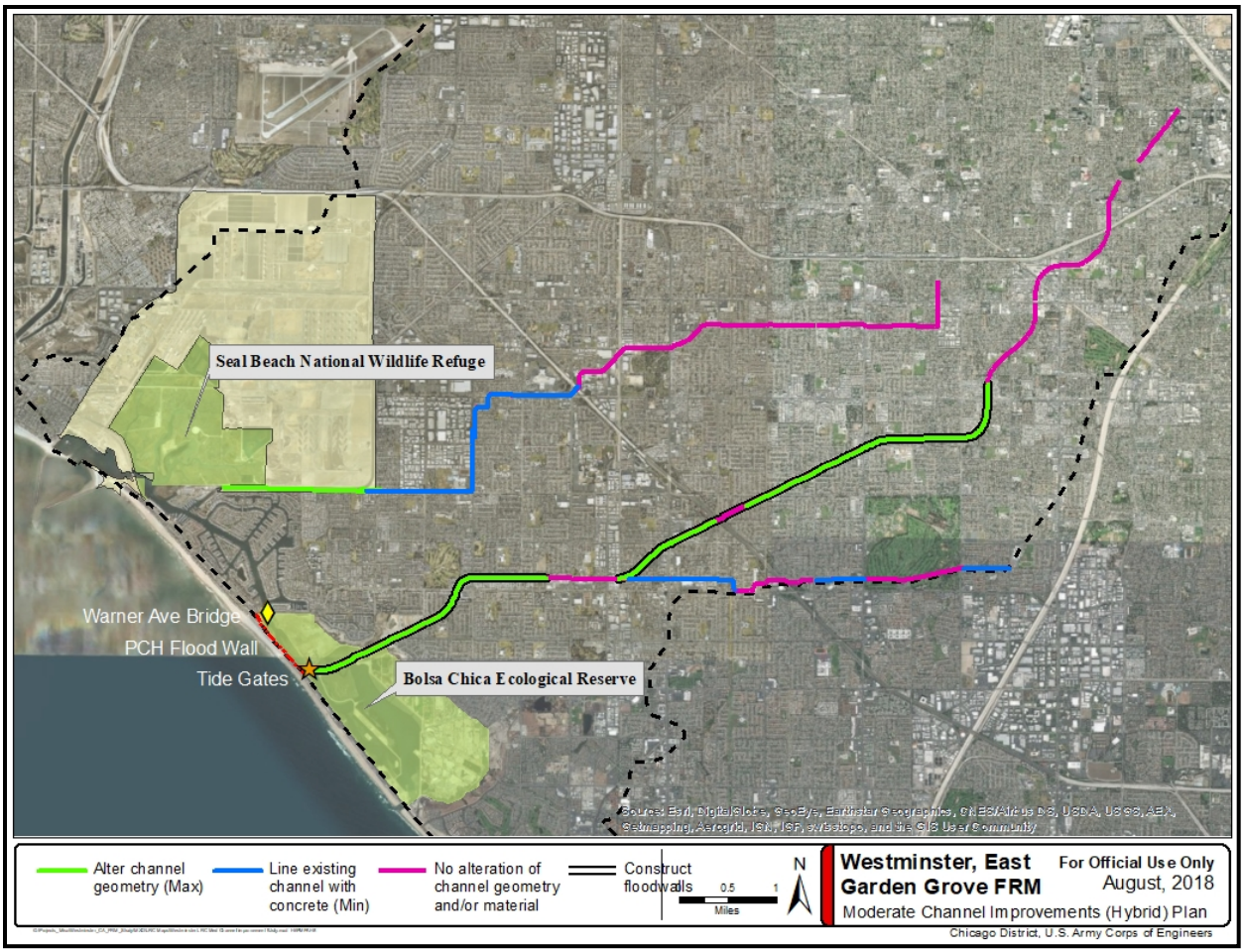
The leveed areas in the downstream reaches of C02 and C05 (reaches 23 and 1, respectively) would be improved to reduce the risk of levee failure. Modifications in these reaches would include installation of steel sheet pile channel walls and preservation of existing soft bottom, tidally-influenced habitat.

Additional downstream measures would be combined with the in-channel measures to address existing flooding in Outer Bolsa Bay and to compensate for increased flow volumes that result from increased conveyance capacity in the channels. This downstream area is not considered a separable element.

The tide gates on C05 would be replaced in order to improve the flow conditions through the lower reaches of the C05 channel. The current tide gates leak and therefore allow saltwater habitat to exist upstream in C05. This saltwater influence extends upstream of Outer Bolsa Bay for approximately 2.5 miles. The replacement of the tide gates as part of this alternative would be configured to allow for continued tidal influence in the lower reaches of C05, thus lessening impacts to the existing ecological conditions. This configuration will not affect the functionality of the tide gates to pass flood flows downstream.

This alternative also includes the widening of the Outer Bolsa Bay channel just upstream of the Warner Avenue Bridge. Widening of the channel would require that the Warner Avenue Bridge and the pedestrian bridge at the Bolsa Chica Conservancy be widened as well. Widening of the Outer Bolsa Bay channel would improve conveyance as well as the hydraulic efficiency of the lower reaches of C05.
An approximately 2,500 foot long and 3 foot tall floodwall would be built along PCH at Outer Bolsa Bay to reduce the impact of flooding from C05/C06 on traffic.

Compatible nonstructural measures would be incorporated to lessen the life safety risk associated with flooding in the project area. Compatible nonstructural measures that were considered in the development of this alternative include development of a flood warning system and removal of impediments to flow.



5. LERRD REQUIRED FOR CONSTRUCTION, OPERATION, AND MAINTENANCE

Real estate interests within the project footprint include the cities within the watershed, Orange County Flood Control, and California Department of Transportation (Caltrans). The channels are completely within Orange County right of way, while the channel crossings have a mix of interested parties including the county, cities, and Caltrans. The segment of CO5 that passes through the BCER is included in a flood control easement that grants OCPW the right to maintain the channel. Outer Bolsa Bay and the constriction at Warner Avenue are within the BCER, which is owned by the California State Lands Commission.

Real estate acquisitions associated with potential bridge modifications are unknown at this phase of the study until further design analysis has been completed, as are relocations associated with public utilities.

Estates:
The NFS owns the Right of Way (ROW) for the channel which will be utilized for construction. Only small staging areas are required for acquisition, and it is possible based on conversations with OCPW that

staging could fit within the existing ROW. At this time the estates considered are Channel Improvement Easement for all areas within the channel and a Flood Projection Levee Easement for areas requiring only floodwalls. Temporary Work Area Easement will be utilized for staging and storage where necessary. Exact acreages of each easement are not available at this time and will be developed during the next phase of study.

Easements by Reach

Reach	Real Estate	Acres
Reach 01	Channel Improvement Easement	40.78
Reach 01	Temporary Easement	1.18
Reach 02	Channel Improvement Easement	7.31
Reach 03	Channel Improvement Easement	8.49
Reach 03	Temporary Easement	1.98
Reach 04	Channel Improvement Easement	11.11
Reach 04	Temporary Easement	3.81
Reach 05	Channel Improvement Easement	10.63
Reach 06	Channel Improvement Easement	0.83
Reach 06	Temporary Easement	1.63
Reach 07	Channel Improvement Easement	1.02
Reach 08	Channel Improvement Easement	4.41
Reach 09	Channel Improvement Easement	5.00
Reach 09	Temporary Easement	0.62
Reach 10	Channel Improvement Easement	1.32
Reach 11	Channel Improvement Easement	1.22
Reach 11	Temporary Easement	1.28
Reach 12	Channel Improvement Easement	1.18
Reach 12	Temporary Easement	0.55
Reach 13	Channel Improvement Easement	9.52
Reach 13	Temporary Easement	0.66
Reach 14	Channel Improvement Easement	0.88
Reach 15	Channel Improvement Easement	1.83
Reach 16	Channel Improvement Easement	1.94
Reach 17	Channel Improvement Easement	3.48
Reach 17	Temporary Easement	1.80
Reach 18	Channel Improvement Easement	5.74
Reach 19	Channel Improvement Easement	3.00
Reach 19	Temporary Easement	2.41
Reach 20	Channel Improvement Easement	37.02
Reach 20	Temporary Easement	1.42
Reach 20	Channel Improvement Easement	5.36
Reach 21	Channel Improvement Easement	6.53
Total Channel Improvement Easement		**168.60**
Total Temporary Work Area Easement		**17.34**

CHANNEL IMPROVEMENT EASEMENT – 168.6 Acres

A perpetual and assignable right and easement to construct, operate, and maintain channel improvement works on, over and across (the land described in Schedule A) (Tracts Nos. _____, _____ and _____) for the purposes as authorized by the Act of Congress approved_____, including the right to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush, buildings, improvements and/or other obstructions therefrom; to excavate: dredge, cut away, and remove any or all of said land and to place thereon dredge or spoil material; and for such other purposes as may be required in connection with said work of improvement; reserving, however, to the owners, 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 far public roads and highways, public utilities, railroads and pipelines.

TEMPORARY WORK AREA EASEMENT – 17.34 Acres
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 United States, for use by the United States, its representatives, 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.

6. NON-FEDERAL SPONSOR LANDS

OCPW owns the Right of Way for all of the reaches has is vested with sufficient title to construct most of the in-channel modification features.

7. NON-STANDARD ESTATES

It is not anticipated that a non-standard estate will be needed at this time.

8. EXISTING FEDERAL PROJECTS
There are currently no existing federal projects within the study area other than the previously described DoD lands.

9. FEDERALLY OWNED LAND

Federal lands include the DoD-owned properties.

10. NAVIGATIONAL SERVITUDE

The proposed work is not located on or near navigable waters. Therefore, navigational servitude does not apply to this project.

11. PROJECT AREA MAPS

Real estate mapping is attached as Exhibit A.

12. POSSIBLE INDUCED FLOODING

The conclusion of the Hydraulics and Hydrology branch of the Chicago District is that there will be no adverse effect on flooding from the project.

13. BASELINE COST ESTIMATE

An estimate has been made of the market value of the lands required for the project. The estimated cost for this project is as follows:

Non-Federal

Flood Protection Levee Easement / Channel Improvement Easement	$19,000,000
Temporary Work Area Easement	$1,000,000
Total Lands and Damages (Rounded)	$20,000,000
TOTAL NON-FEDERAL	**$20,000,000**

Federal

Administrative Costs	$50,000
TOTAL FEDERAL	**$50,000**

Total Real Estate Costs: $20,050,000

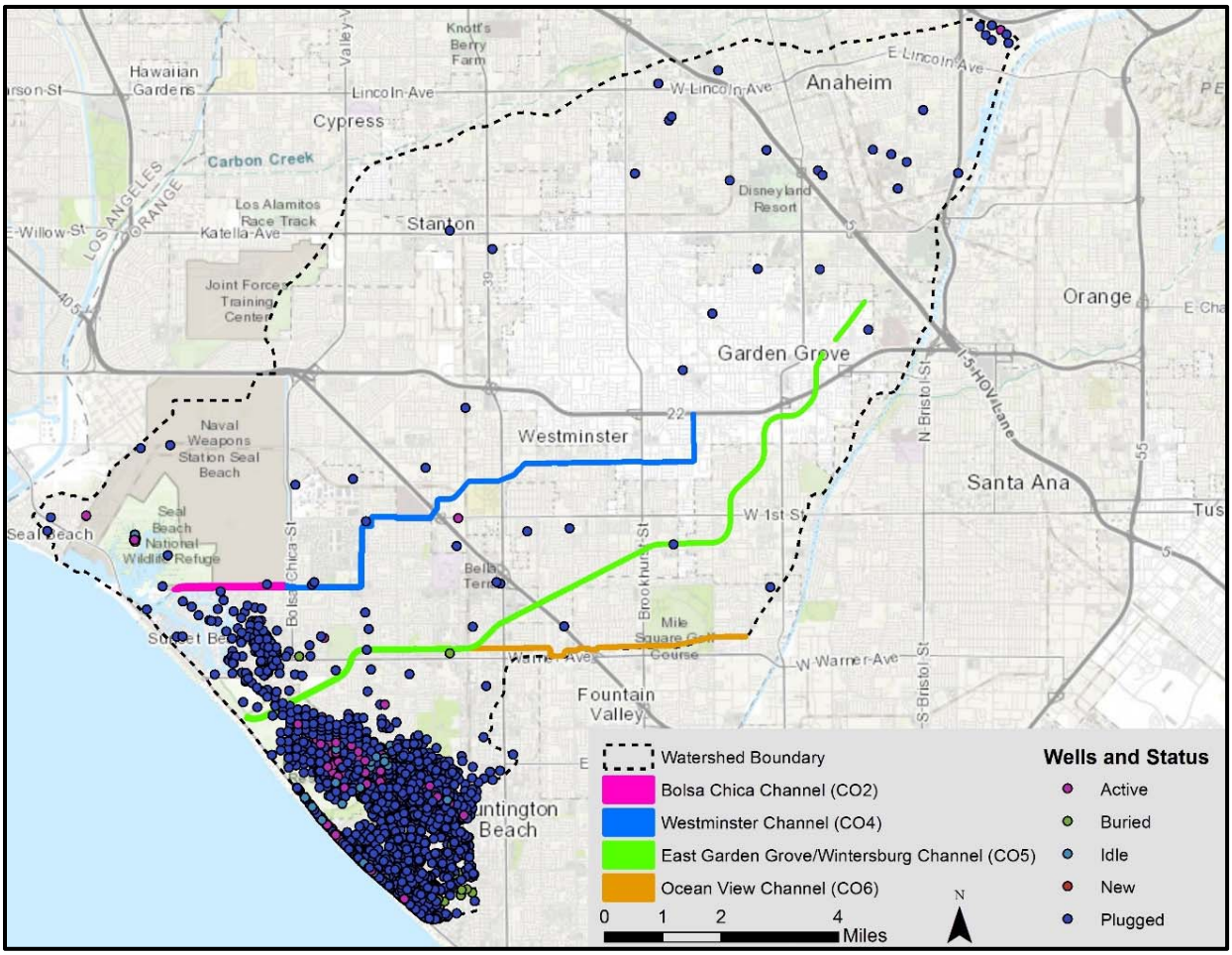
The estimated value of the LERRD in the amount of is a preliminary estimate which may decrease or increase upon completion of an appraisal. In addition to the limitations of the valuation processes and methods used to develop the estimates, there are areas of risk identified that potentially could impact the estimates significantly. To the extent possible, these risk items have been quantified and added as incremental costs. The value of the lands have been estimated based on prior history with similar projects in the area. At this stage, the TSP, it was determined that an appraisal is not required. Gross appraisals, and/or cost estimates will be completed during the final feasibility phase of the study.

14. RELOCATION ASSISTANCE BENEFITS

15. MINERAL & TIMBER ACTIVITY

District 1 Well geographic information system (GIS) Data was obtained from the California Department of Conservation Division of Oil, Gas, and Geothermal Resources website. Within the Westminster Watershed there are approximately 275 active wells, 32 new wells, 177 idle wells, 22 buried wells, and 2,562 plugged wells (Error! Reference source not found.). Of the 275 active wells, 227 are oil and gas production well types. The remaining 48 wells are injection type wells of which 47 are water flood and 1 is water disposal.

Within the immediate vicinity of the study area, oil production is currently occurring in an undeveloped area adjacent to the west end of Reach 1 (Bolsa Chica). The oil production is operated by CalResources LLP and includes numerous active oil wells and wells for water injection.



16. SPONSOR CAPABILITY

OCPW is considered a fully capable sponsor. The full questionnaire assessment is provided in Exhibit B.

17. ZONING ORDINANCES ENACTED

No rezoning is necessary to support the project LERRD requirements.

18. ACQUISITION SCHEDULE WITH MILESTONES

At this time detailed acquisition and project implementation schedule is not available. An example of proposed project milestones are as follows:

Feasibility Report Approved	+0
PPA Signed	+1 year
Real Estate Acquisition Complete / Utility Relocation	+2 years
Contract Award	+2 years
Construction Complete	TBD

19. UTILITIES & FACILITIES TO BE RELOCATED

The C05/C06 Channel System bisects numerous utilities. These utility lines provide natural gas, sewer, water, and oil services. The majority of the utility lines that bisect the channel system follow under roadways that extend over the existing channels. It is not known which of these utilities will need to be relocated as part of the project.

Utility	**Location**
C05 Channel	
14-inch H.P. Gas	2900 feet Southwest of Graham St.
8-5/8-inch oil line, 15-inch VCP Sewer, 16-inch H.P. Gas	Under Golden West Street Bridge
Three 30-inch VCP Sewer Siphon	At C06 Confluence
96-inch RCP Sewer	Under I-405
Two 8-inch Sewer	Ward Street
36-inch Sewer	Euclid Street
12-inch Encased Water	Harbor Boulevard
12-inch Water	Garden Grove Boulevard
12-inch Encased Water	Allard Avenue
C06 Channel	
22-inch Steel Water, 6-foot by 7-foot RCB Sewer Siphon	Newland Street
12-inch Encased Sewer Siphon	Asari Lane
16-inch Encased Water	Magnolia Street
48-inch Sewer	Bushard Street
9-inch Steel Pipe Crossing	600 feet West of Brookhurst Street

12-inch Water	Brookhurst Street
12-inch Water	Euclid Street
C02 Channel	
4-3-1/2” ACD, 8-3-1/2” ACD, 18” Water Main, Aerial Crossing, 30” Sewer Force Main	Westminster Avenue
12” Irrigation Line, 20” Sewer Force Main, 14” H.P. Gas Main	D/S FWY Culvert
12” Water Main	Through Culvert
34” Gas Main	Lampson Avenue
17” Irrigation Line	D/S Cerritos Avenue
Aerial Crossing	Cerritos Avenue

The Maximum Channel Modifications Plan also includes the replacement of approximately 34 crossings. Alternative 5 also includes the replacement of approximately 17 crossings in addition to increasing the span of Warner Avenue Bridge. Mapping of the crossings is provided in the appendix.

20. HTRW & ENVIRONMENTAL CONSIDERATIONS

A Hazardous, Toxic, and Radioactive Waste (HTRW) Phase I Environmental Site Assessment (ESA) was completed to identify the risk of encountering HTRW and non-HTRW environmental issues and to determine if any recognized environmental conditions (RECs) present have impacted the project site or will impact implementation of the proposed project. According to ER 1165-2-132, non-HTRW environmental issues that do not comply with federal, state, and local regulations should be discussed in the HTRW evaluation along with HTRW issues.

The information used to complete the limited HTRW Phase I ESA was obtained from a database research. Due to the scale of the project, and the amount of information obtained from the database search, assessment of information collected is broad-scaled in nature. A focused assessment of the database report was conducted for sites that are on, or directly adjacent to the USACE project areas. Summary of potential HTRW and non-HTRW concerns are outlined below:

- Review of Environmental Data Resources (EDR) database returns on or adjacent to the project area suggests that there are leaking underground storage tanks (LUSTs) adjacent to the project area that have not been fully remediated. The status of ongoing LUST remedial actions should be confirmed prior to project implementation to confirm the risk of encountering contaminated soils or groundwater (HTRW) during construction.
- There are several service stations with active underground storage tanks (USTs) and a facility with a potential surface impoundment directly adjacent to the potential project work area. The status of the facilities and location of existing infrastructure, USTs, and impoundments should be reviewed during PED to confirm that project implementation is not affected by the presences of USTs, impoundments, or changes in the status of the facilities.
- Remedial action sites included in the Seal Beach Department of Defense (DoD)/Formerly Used Defense Sites (FUDS)/Unexploded Ordinance (UXO) Site are adjacent to Channel C02. Review of sites with ongoing remedial actions should conducted in PED to confirm that project

implementation is not affected by any ongoing or planned remedial activities:

- Site 7 – Station landfill. Previous disposal of solvents, transformer oil, lubricants, paint sludge, asbestos, photo solutions, and mercury. Remedial action complete, monitoring ongoing,
- Site 22 – Oil Island. Oil production waste-holding impoundments. Site being used and monitored.
- Site 70 – Research, Testing and Evaluation Area. Enhanced bioremediation and monitored natural attenuation ongoing for TCE contamination.
- Site 74 – Old Skeet Range. Final remediation strategy being developed for metals (lead and antimony) and PAHs from previous skeet shooting activities. Close to Seal Beach National Wildlife Refuge.
- Site 75 – KAYO-SB Ag Well. Groundwater contamination, chlorinated solvents. Site being inspected and Navy working with regulatory agencies on remedial action plan.
- UXO 1 – Primer Salvage Yard and POLB Mitigation Pond. Remedial investigation ongoing for munitions and explosives of concern, munitions constituents.
- UXO 6 – Westminster POLB Fill Area. Remedial investigation ongoing for munitions and explosives of concern, munitions constituents. AOC 2 – Explosives Drop Test Tower. Remedial investigation ongoing for munitions constituents.

- The Bolsa Chica Lowland Restoration Project is adjacent to channel C05. The status of all remedial activities conducted at the Bolsa Chica Lowlands site should be reviewed during PED to determine if there are any areas in the proposed project footprint that may affect any remaining contamination (metals, Oil & Grease, petroleum hydrocarbons, and PCBs) and/or contaminated fill left onsite as part of the remedial action plan.

The HTRW impacts is considered to be less than significant (Class III).

21. OWNER ATTITUDE/ISSUES

OCPW is a willing NFS and fully supportive of this project. There is no known or anticipated opposition to the project.

22. SPONSOR NOTIFIED OF RISK OF ADVANCED ACQUISITION

The Sponsor has been notified in advance of the risks associated with acquisition prior to the execution of the PPA.

23. OTHER RELEVANT REAL ESTATE ISSUES

None

Prepared by:

_____

MICHAEL ROHDE
Realty Specialist

Reviewed and approved by:

_____

ANDREW SHELTON
Chief, Real Estate Division
Buffalo, Chicago & Detroit District

EXHIBIT A

(Map)

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

U.S. Army Corps Of Engineers ®
Chicago District

CV_Crossing

Temporary Easement

Channel Improvement Easement

Parcels

N
W E
S

1 inch = 0.125 miles

Westminster
Real Estate

Reach 1

For Official Use Only
October 2018

Page 01

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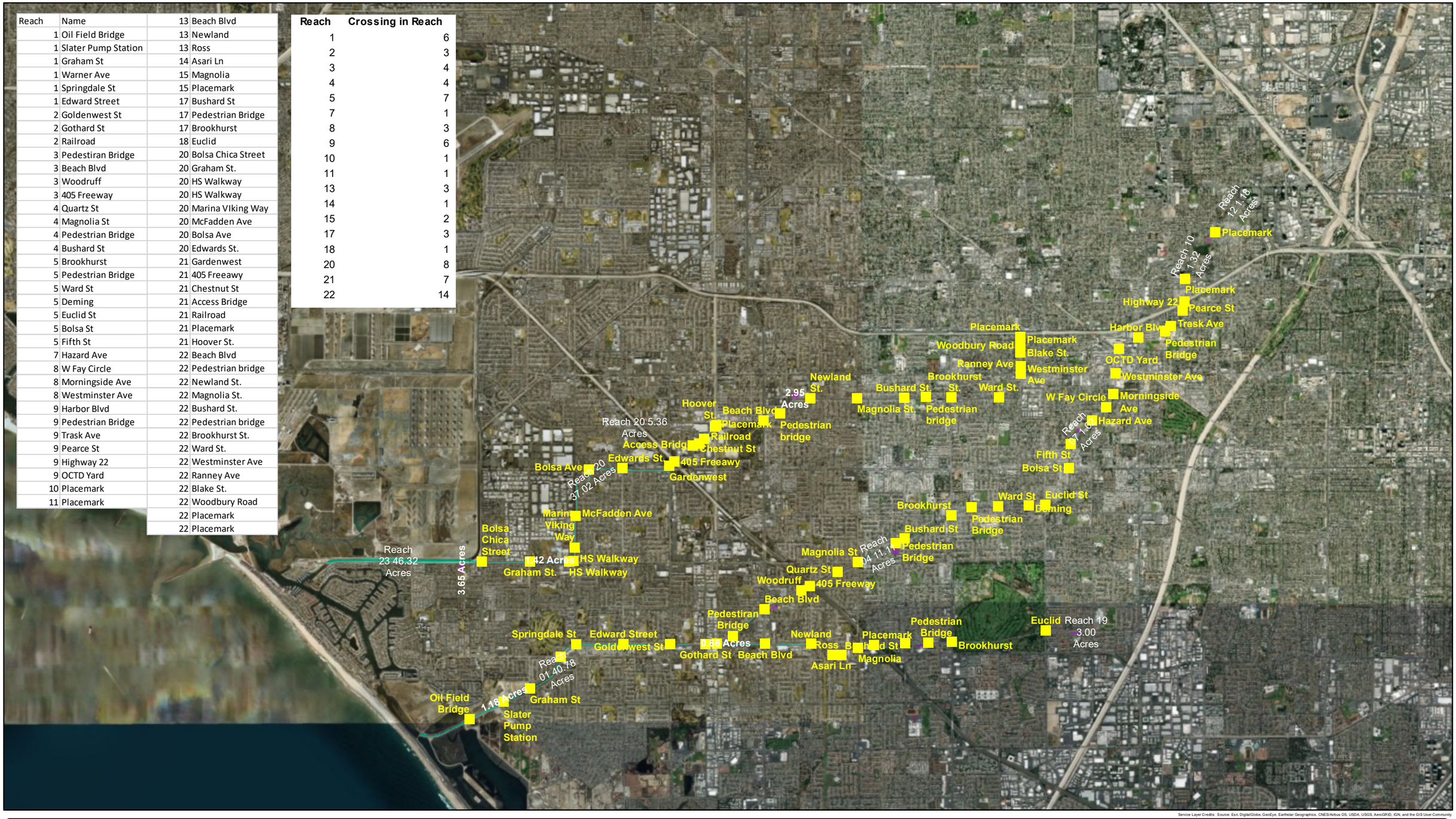
Reach	Name
1	Oil Field Bridge
1	Slater Pump Station
1	Graham St
1	Warner Ave
1	Springdale St
1	Edward Street
2	Goldenwest St
2	Gothard St
2	Railroad
3	Pedestiran Bridge
3	Beach Blvd
3	Woodruff
3	405 Freeway
4	Quartz St
4	Magnolia St
4	Pedestrian Bridge
4	Bushard St
5	Brookhurst
5	Pedestrian Bridge
5	Ward St
5	Deming
5	Euclid St
5	Bolsa St
5	Fifth St
7	Hazard Ave
8	W Fay Circle
8	Morningside Ave
8	Westminster Ave
9	Harbor Blvd
9	Pedestrian Bridge
9	Trask Ave
9	Pearce St
9	Highway 22
9	OCTD Yard
10	Placemark
11	Placemark

Reach	Name
13	Beach Blvd
13	Newland
13	Ross
14	Asari Ln
15	Magnolia
15	Placemark
17	Bushard St
17	Pedestrian Bridge
17	Brookhurst
18	Euclid
20	Bolsa Chica Street
20	Graham St.
20	HS Walkway
20	HS Walkway
20	Marina VIking Way
20	McFadden Ave
20	Bolsa Ave
20	Edwards St.
21	Gardenwest
21	405 Freeway
21	Chestnut St
21	Access Bridge
21	Railroad
21	Placemark
21	Hoover St.
22	Beach Blvd
22	Pedestrian bridge
22	Newland St.
22	Magnolia St.
22	Bushard St.
22	Pedestrian bridge
22	Brookhurst St.
22	Ward St.
22	Westminster Ave
22	Ranney Ave
22	Blake St.
22	Woodbury Road
22	Placemark
22	Placemark

Reach	Crossing in Reach
1	6
2	3
3	4
4	4
5	7
7	1
8	3
9	6
10	1
11	1
13	3
14	1
15	2
17	3
18	1
20	8
21	7
22	14



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U.S. Army Corps Of Engineers ®
Chicago District

Temporary Easement

Channel Improvement Easement

Crossing

N
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S

1 inch = 0.966 miles

Westminster
Real Estate

Crossings

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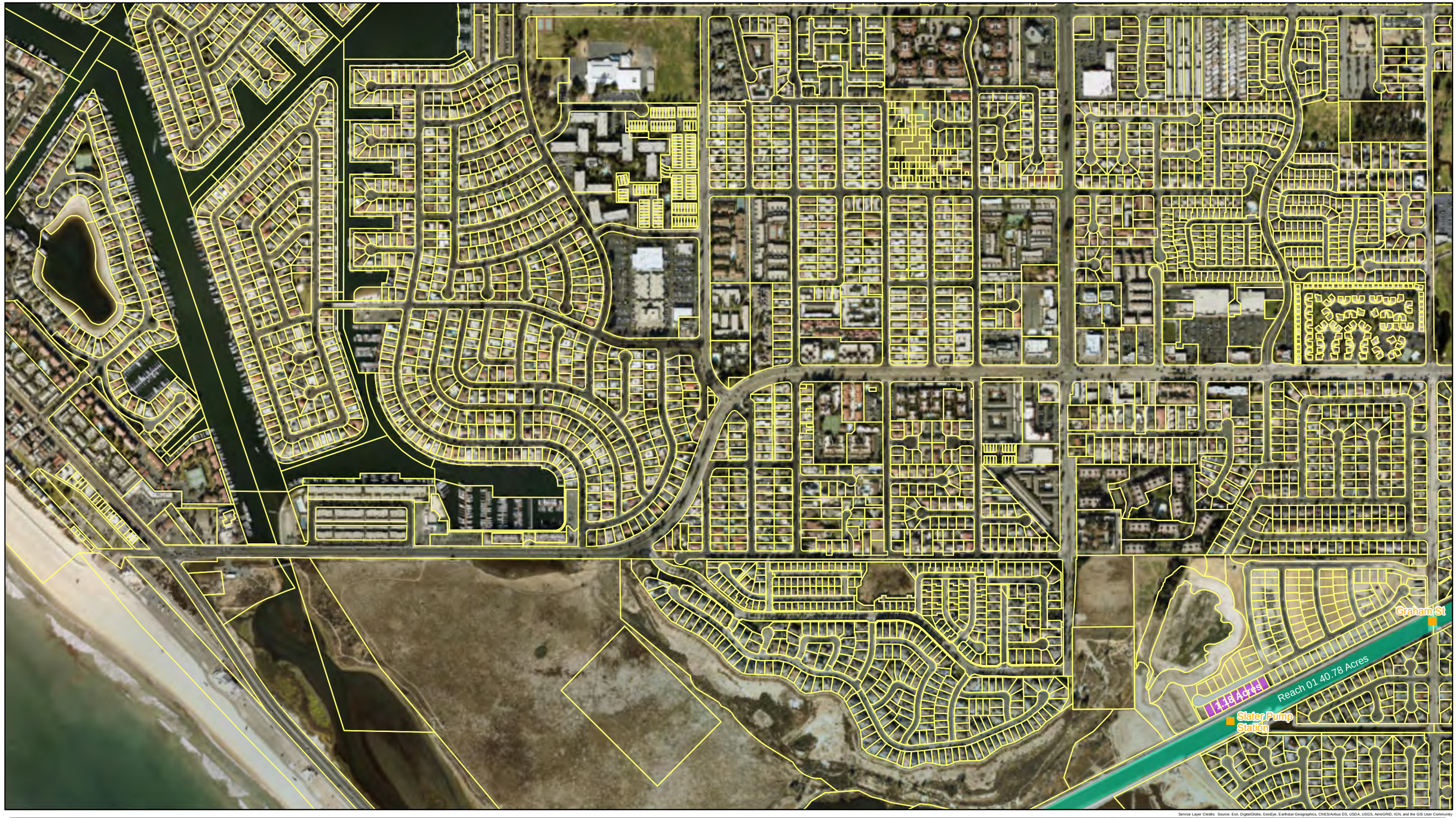

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CV_Crossing

Temporary Easement

Channel Improvement Easement

Parcels

N
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1 inch = 0.125 miles

Westminster
Real Estate
Reach 1

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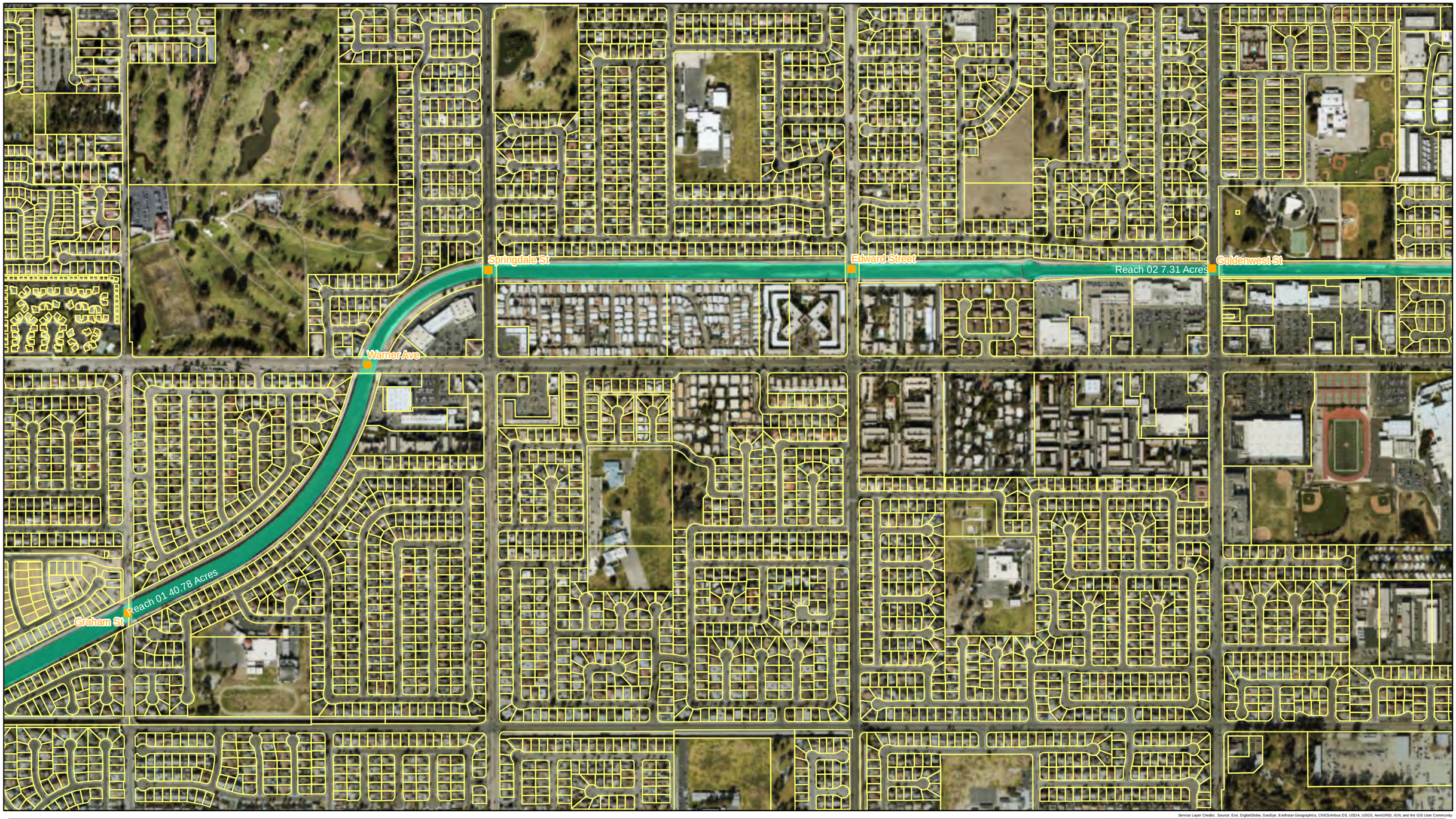

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Temporary Easement

Channel Improvement Easement

Parcels

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Real Estate

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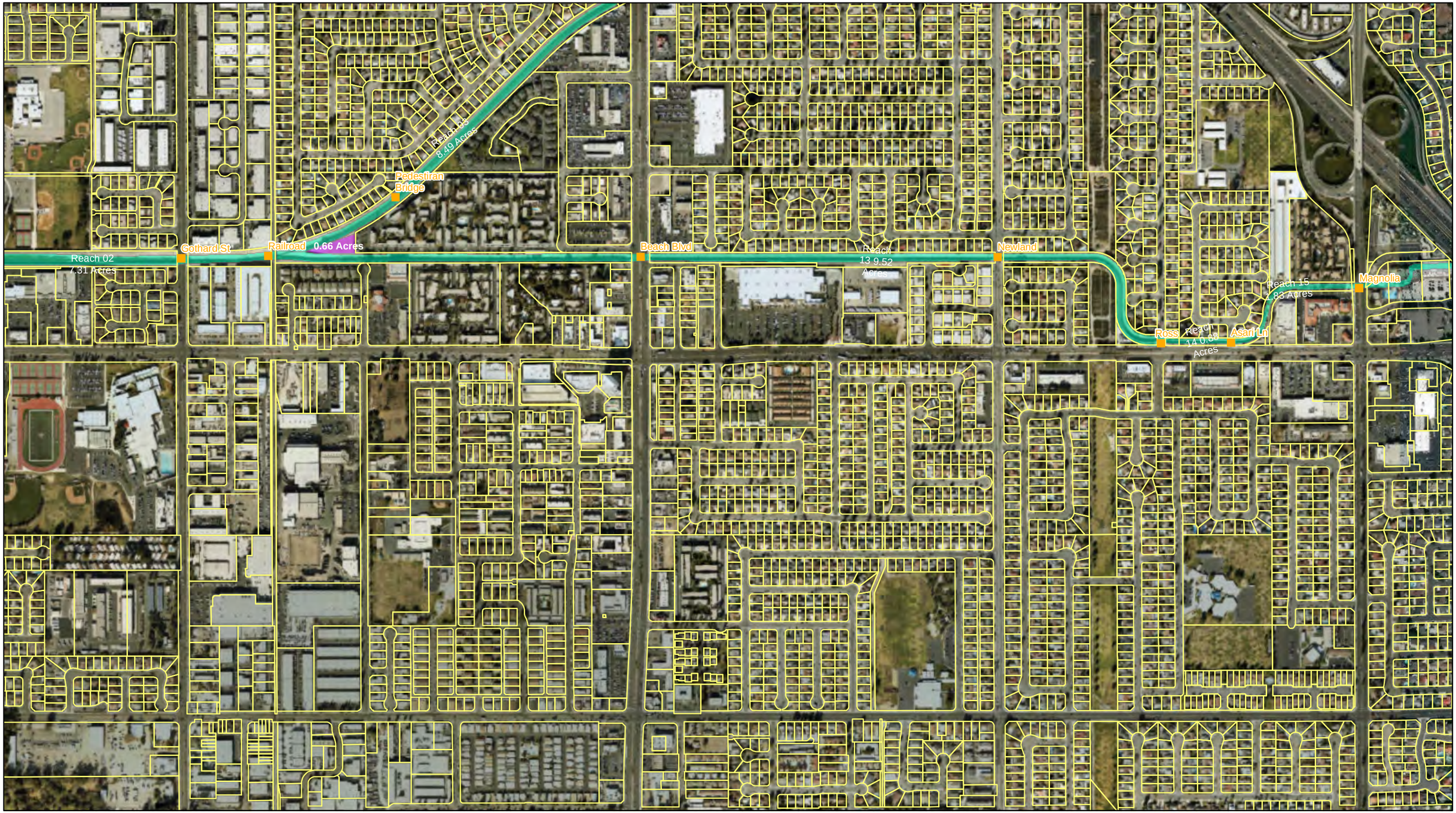

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Temporary Easement

Channel Improvement Easement

Parcels

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Real Estate

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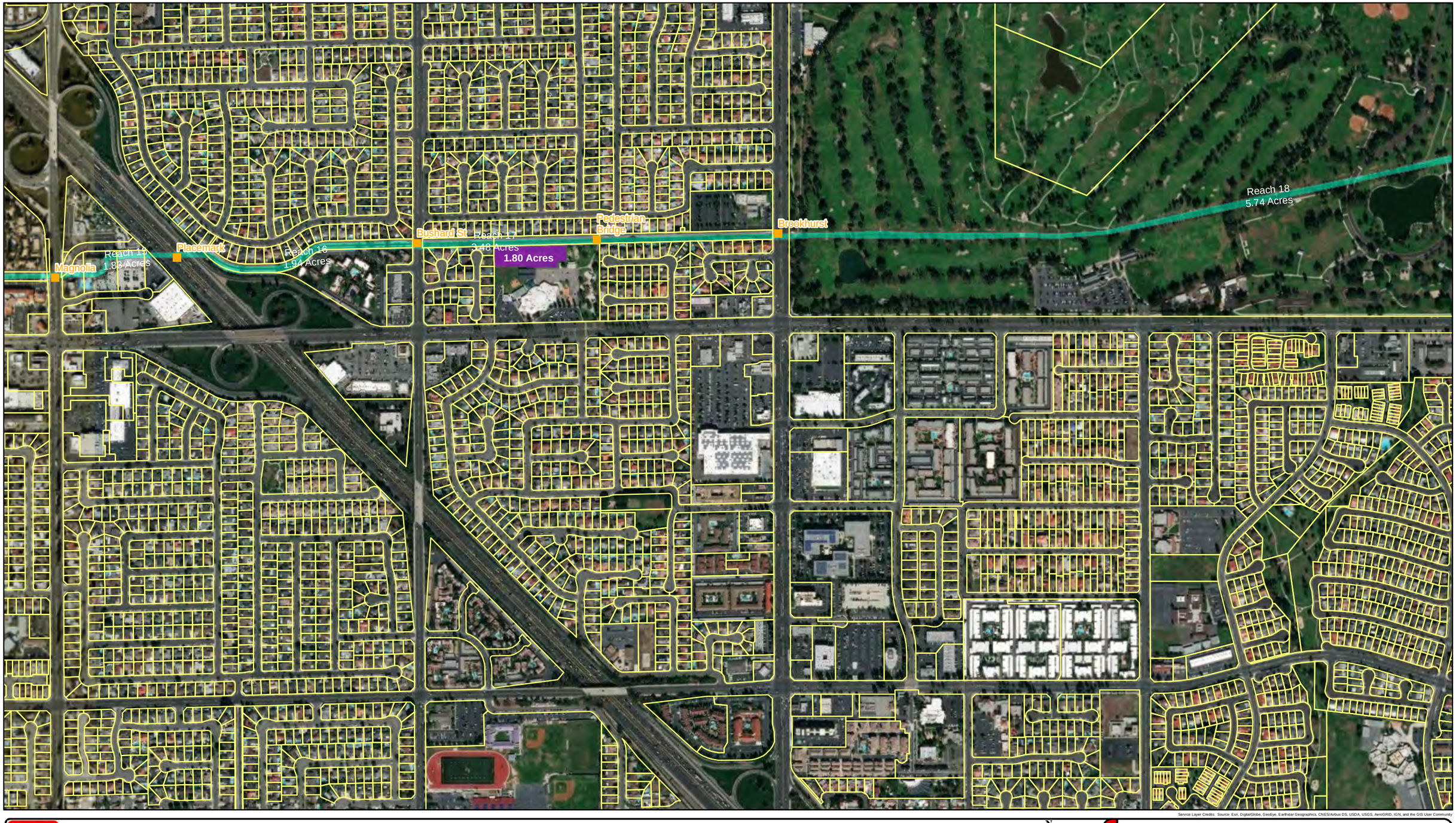

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Temporary Easement

Channel Improvement Easement

Parcels

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Real Estate

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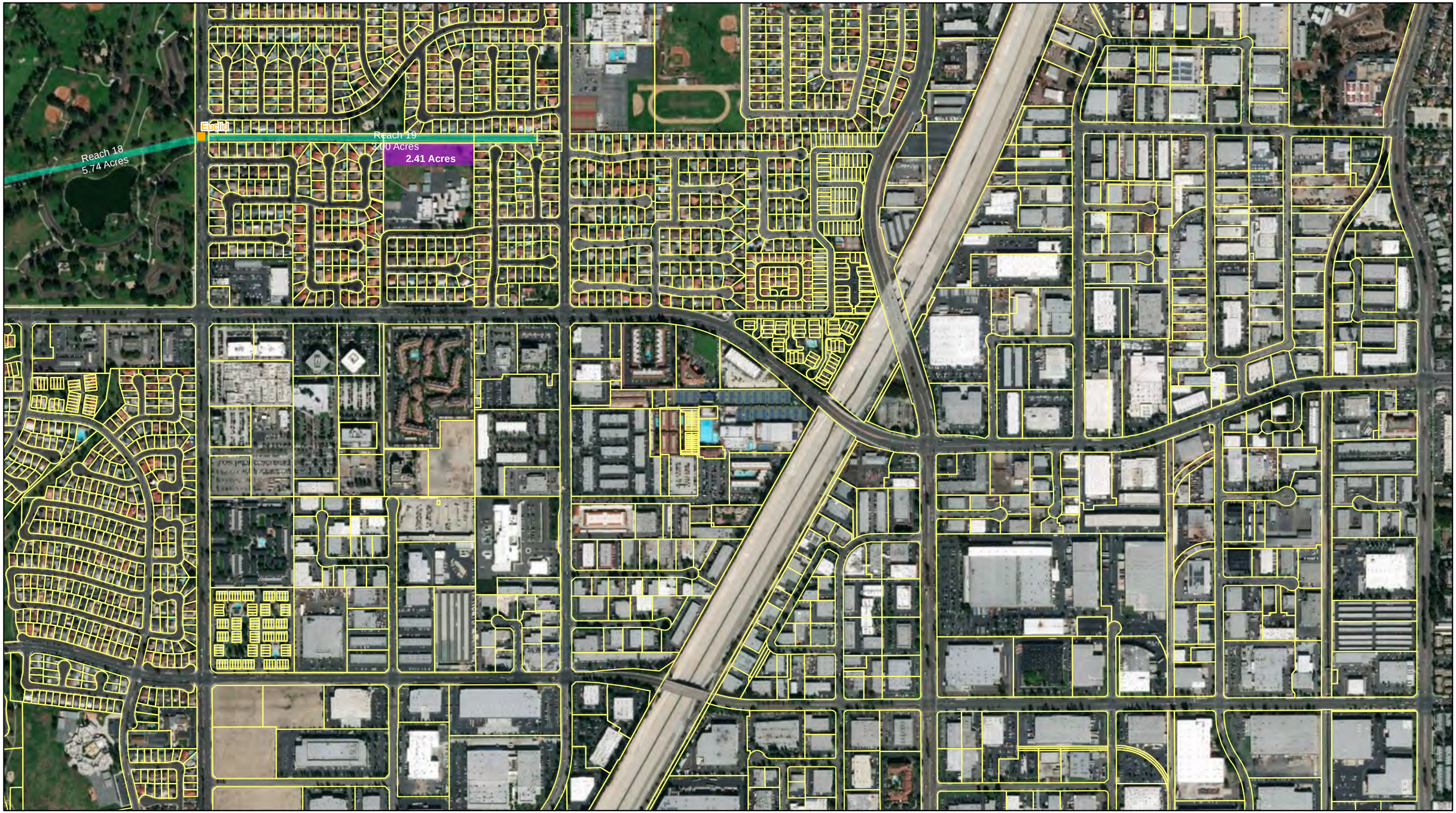

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Temporary Easement

Channel Improvement Easement

Parcels

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Reach 23
46.32 Acres

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Temporary Easement

Channel Improvement Easement

Parcels

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Real Estate

Reach 23

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Reach 23
46.32 Acres

Bolsa Chica Street

Reach 20 37.02 Acres

Graham St

3.65 Acres

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Temporary Easement

Channel Improvement Easement

Parcels

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Real Estate

Reach 20, 23

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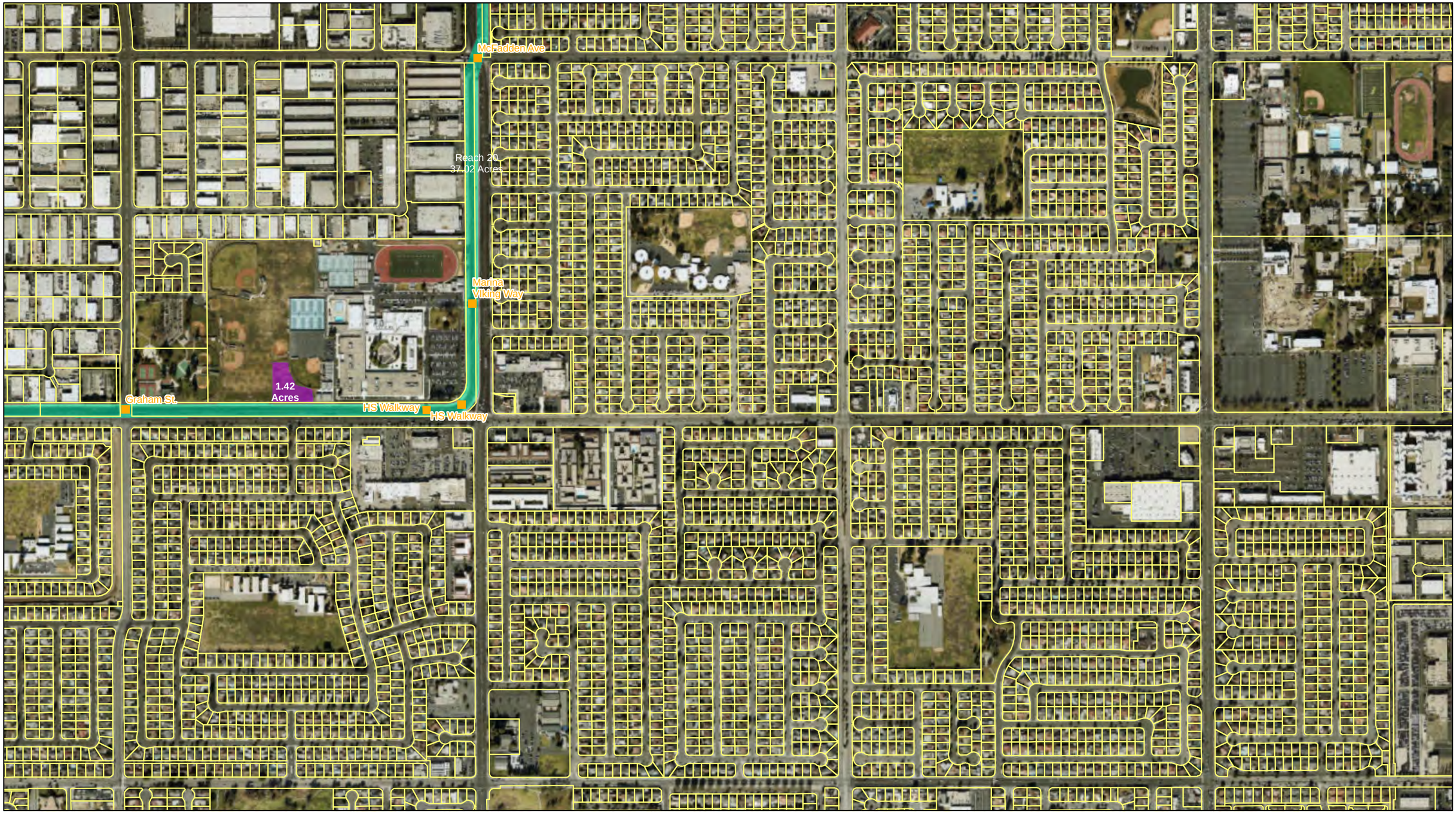

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Temporary Easement

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Parcels

N W E S

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Real Estate

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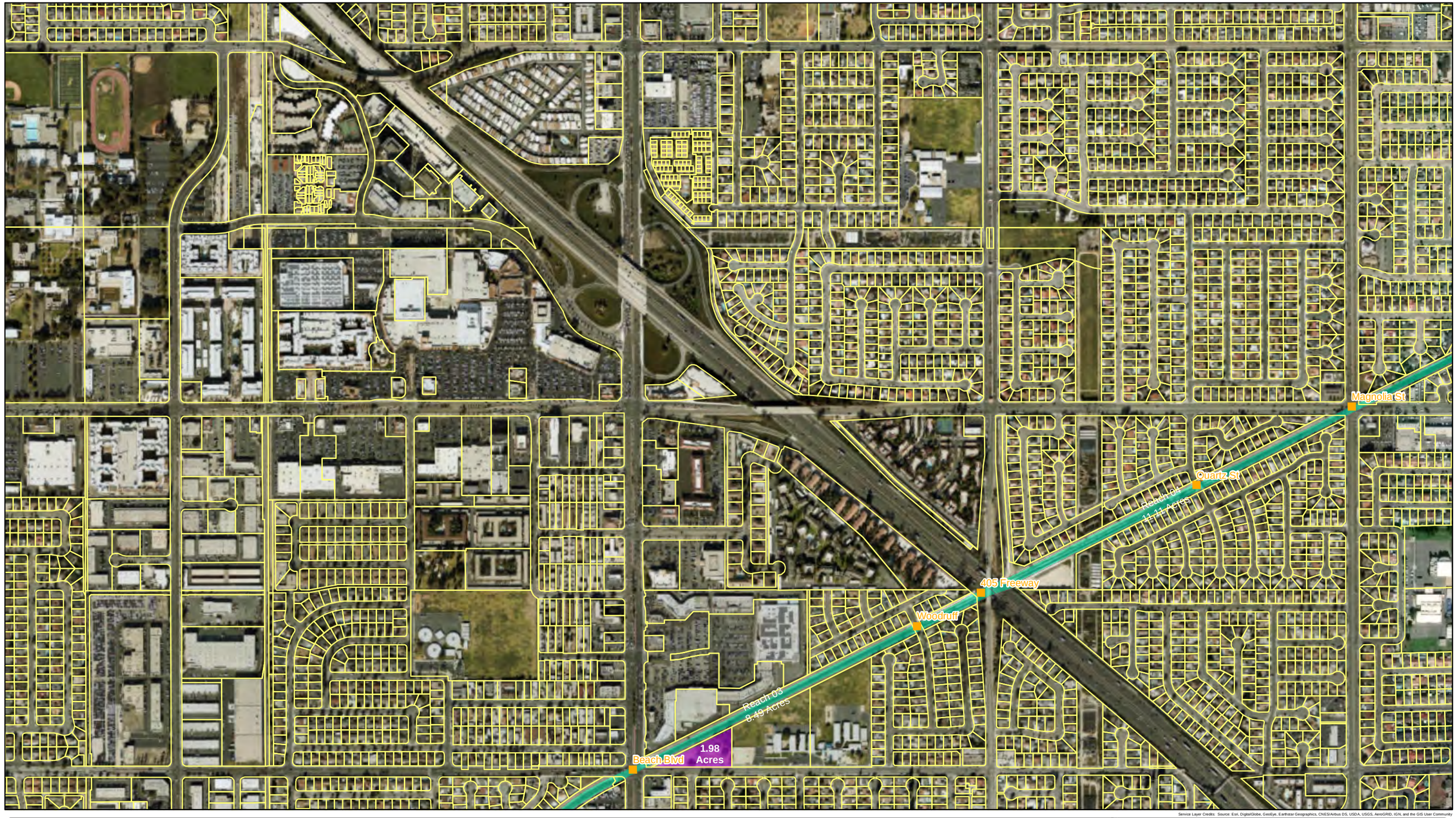

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Temporary Easement

Channel Improvement Easement

Parcels

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Westminster
Real Estate

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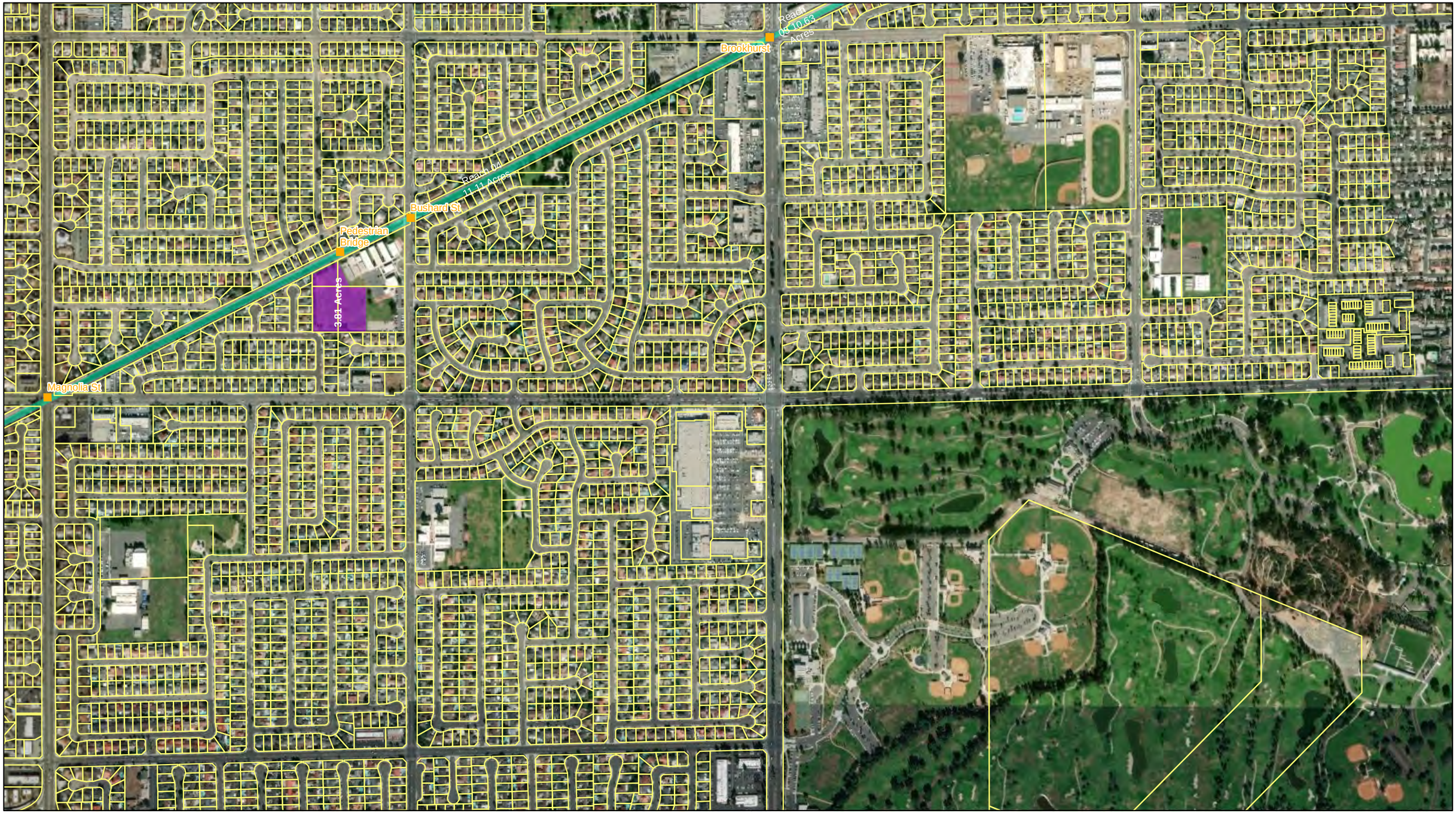

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Temporary Easement

Channel Improvement Easement

Parcels

N W E S

1 inch = 0.125 miles

Westminster
Real Estate

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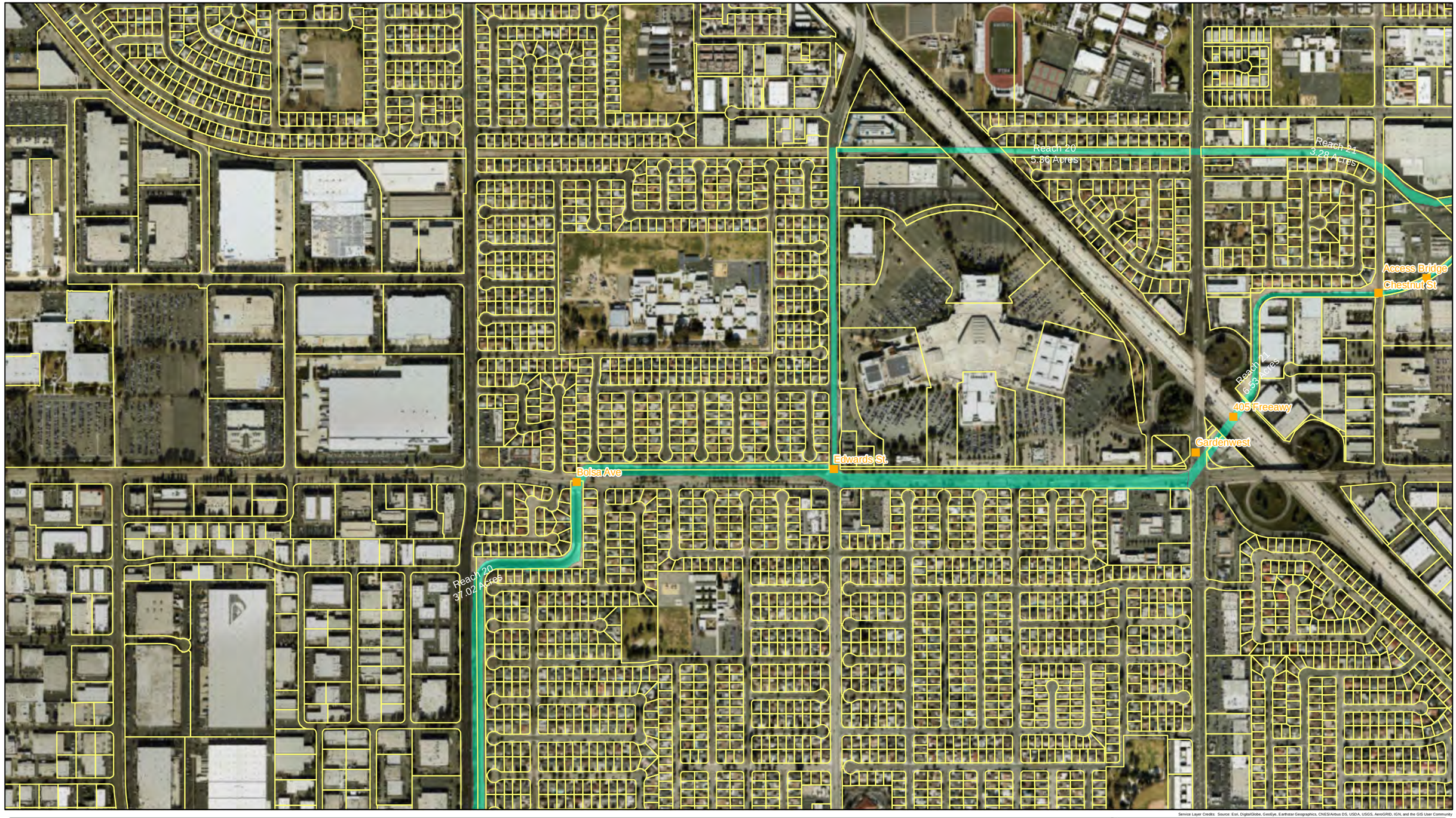

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Temporary Easement

Channel Improvement Easement

Parcels

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1 inch = 0.125 miles

Westminster
Real Estate

Reach 20, 21

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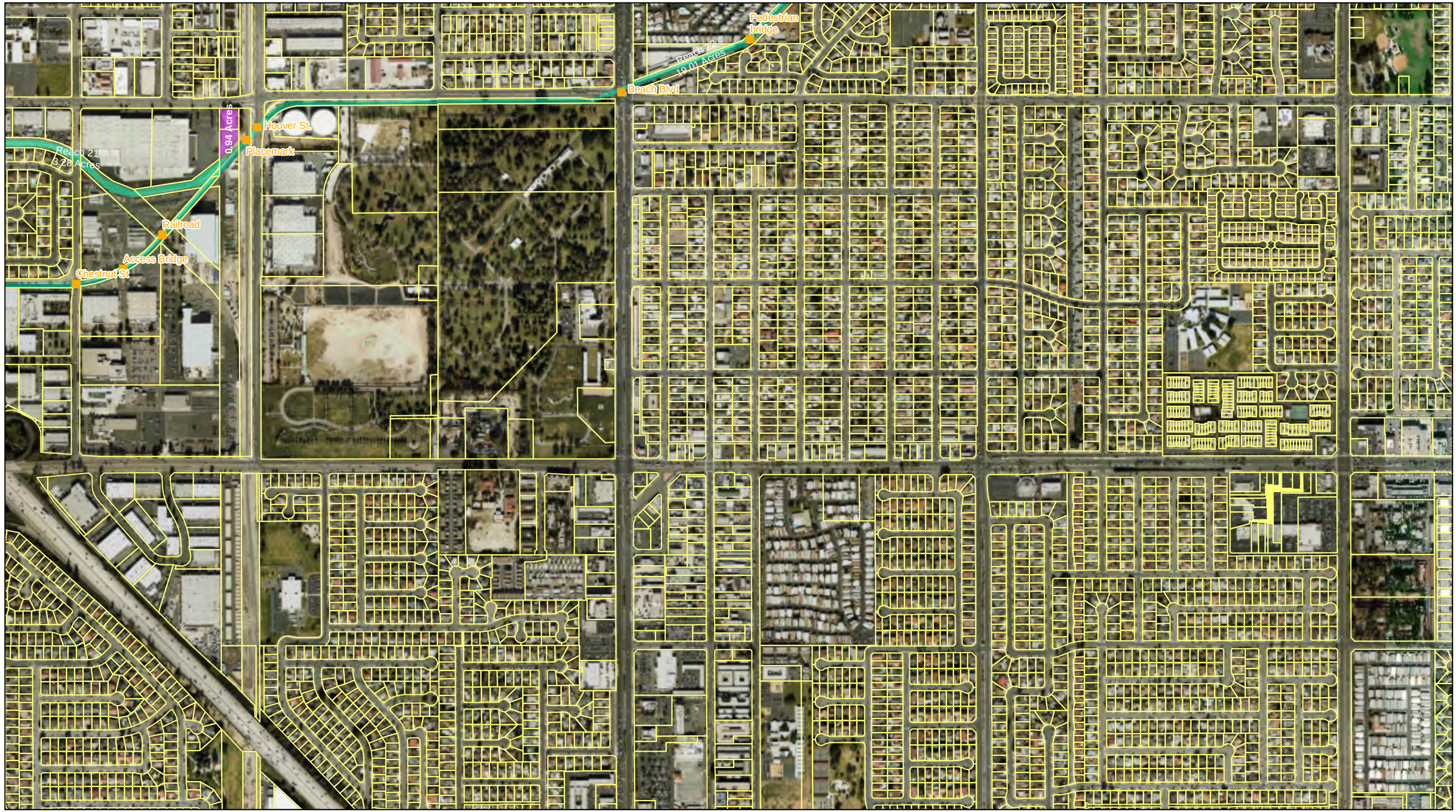

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Temporary Easement

Channel Improvement Easement

Parcels

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1 inch = 0.125 miles

Westminster
Real Estate

Reach 21, 22

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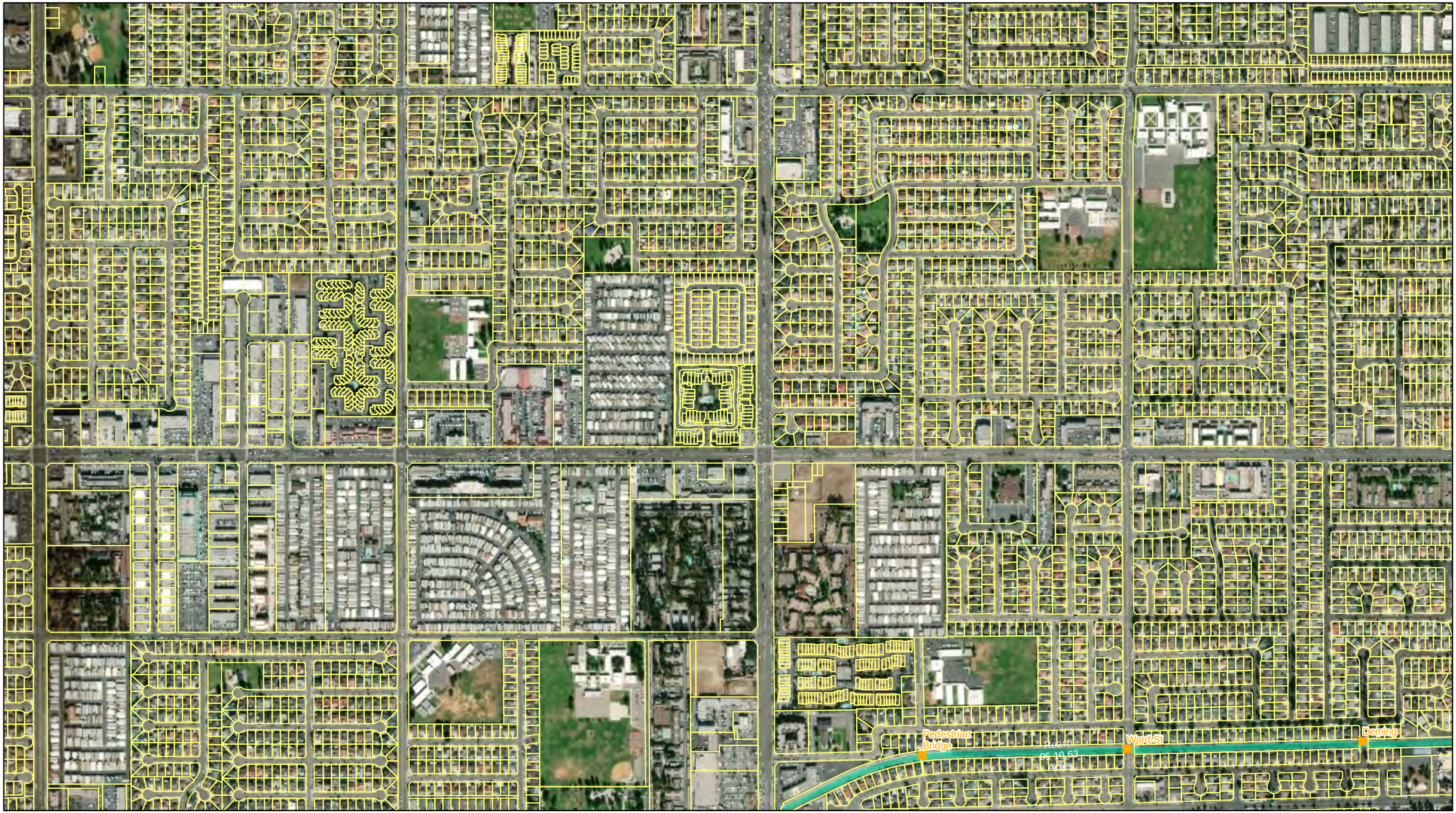

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Temporary Easement

Channel Improvement Easement

Parcels

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1 inch = 0.125 miles

Westminster
Real Estate

Reach 5

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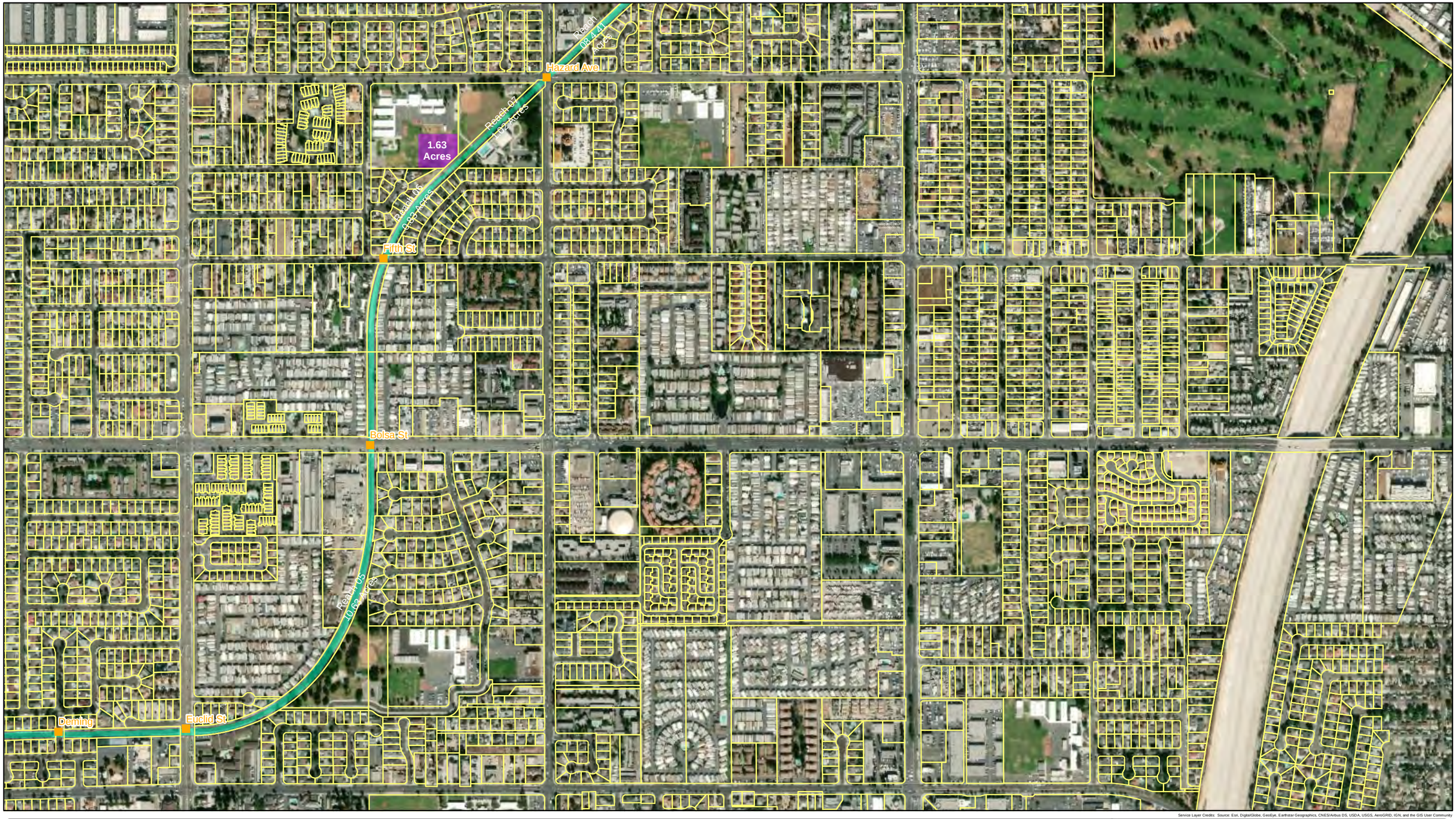

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Temporary Easement

Channel Improvement Easement

Parcels

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1 inch = 0.125 miles

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Real Estate
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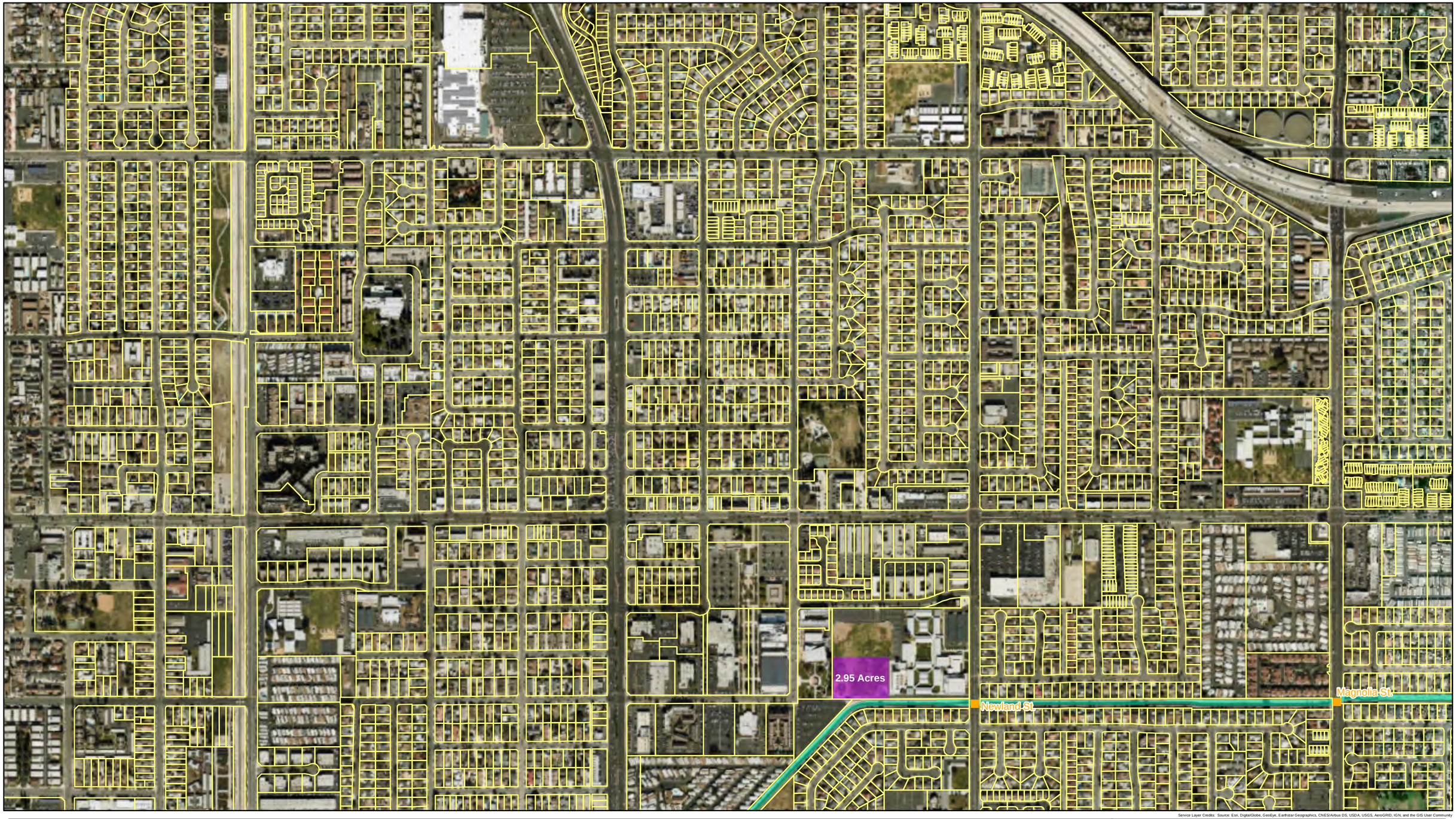

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Temporary Easement

Channel Improvement Easement

Parcels

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1 inch = 0.125 miles

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Real Estate

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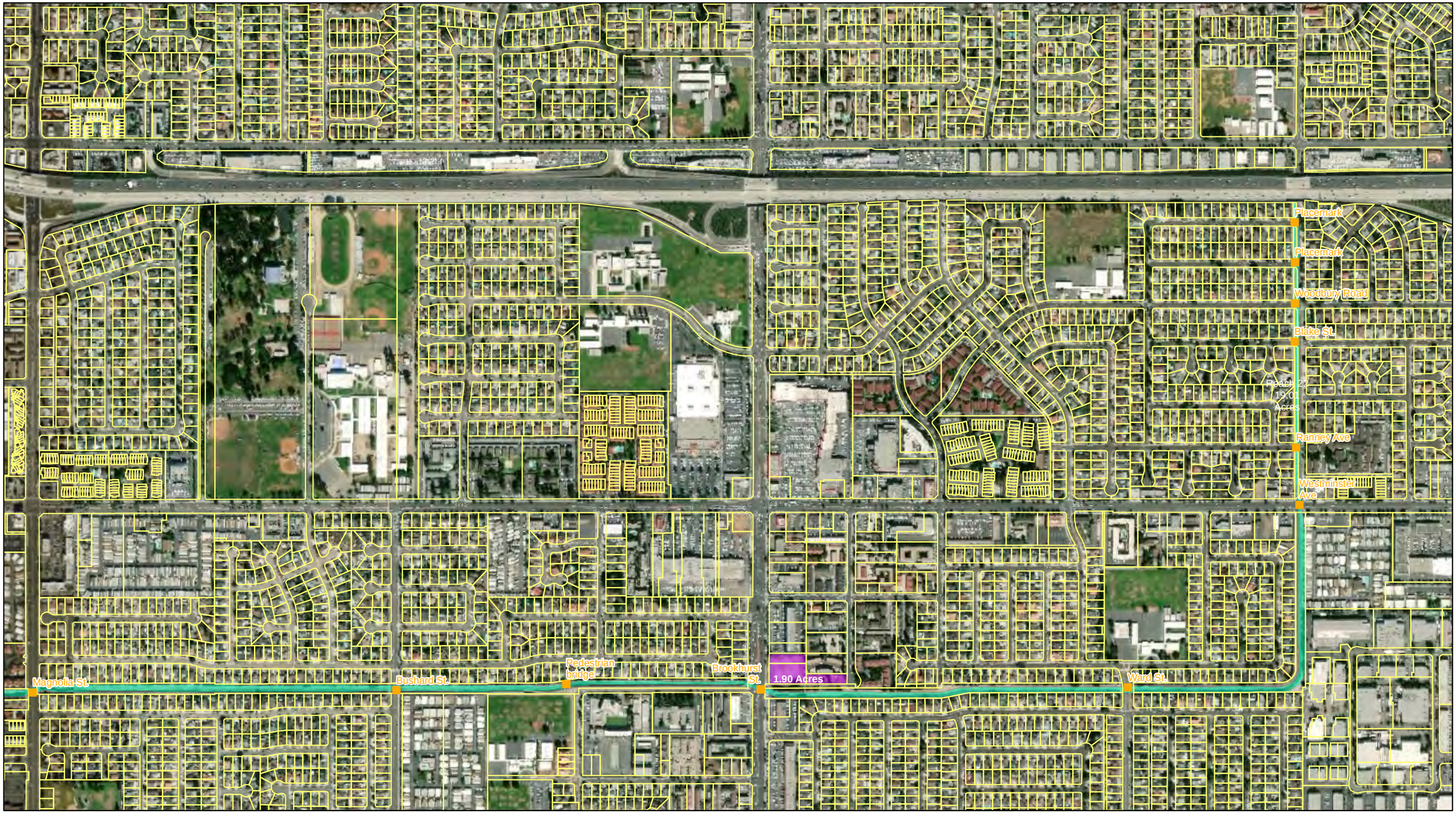

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Temporary Easement

Channel Improvement Easement

Parcels

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1 inch = 0.125 miles

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Temporary Easement

Channel Improvement Easement

Parcels

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1 inch = 0.125 miles

Westminster
Real Estate

Reach 8, 9

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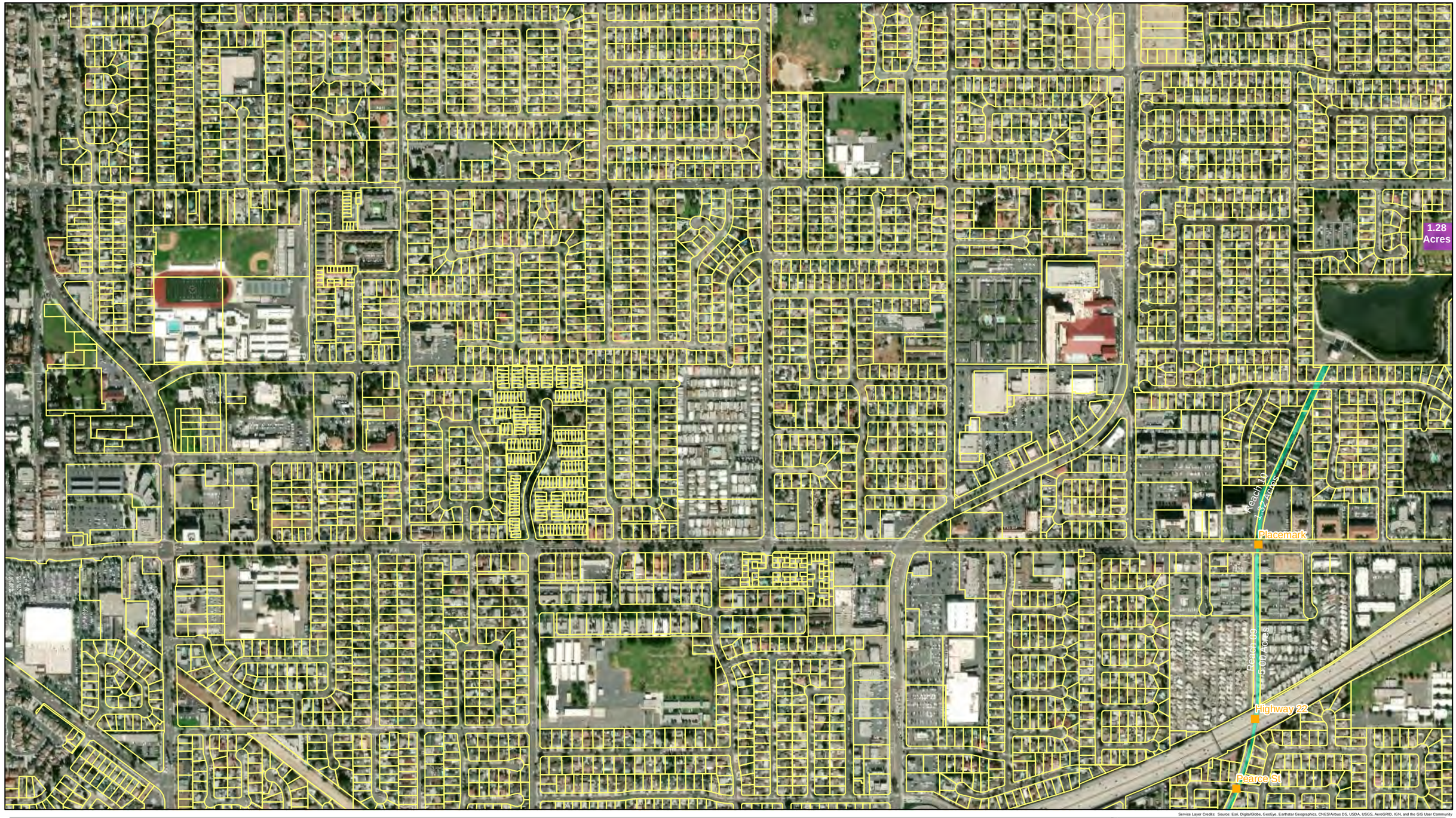

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Temporary Easement

Channel Improvement Easement

Parcels

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1 inch = 0.125 miles

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Temporary Easement
Channel Improvement Easement
Parcels

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1 inch = 0.125 miles

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Real Estate

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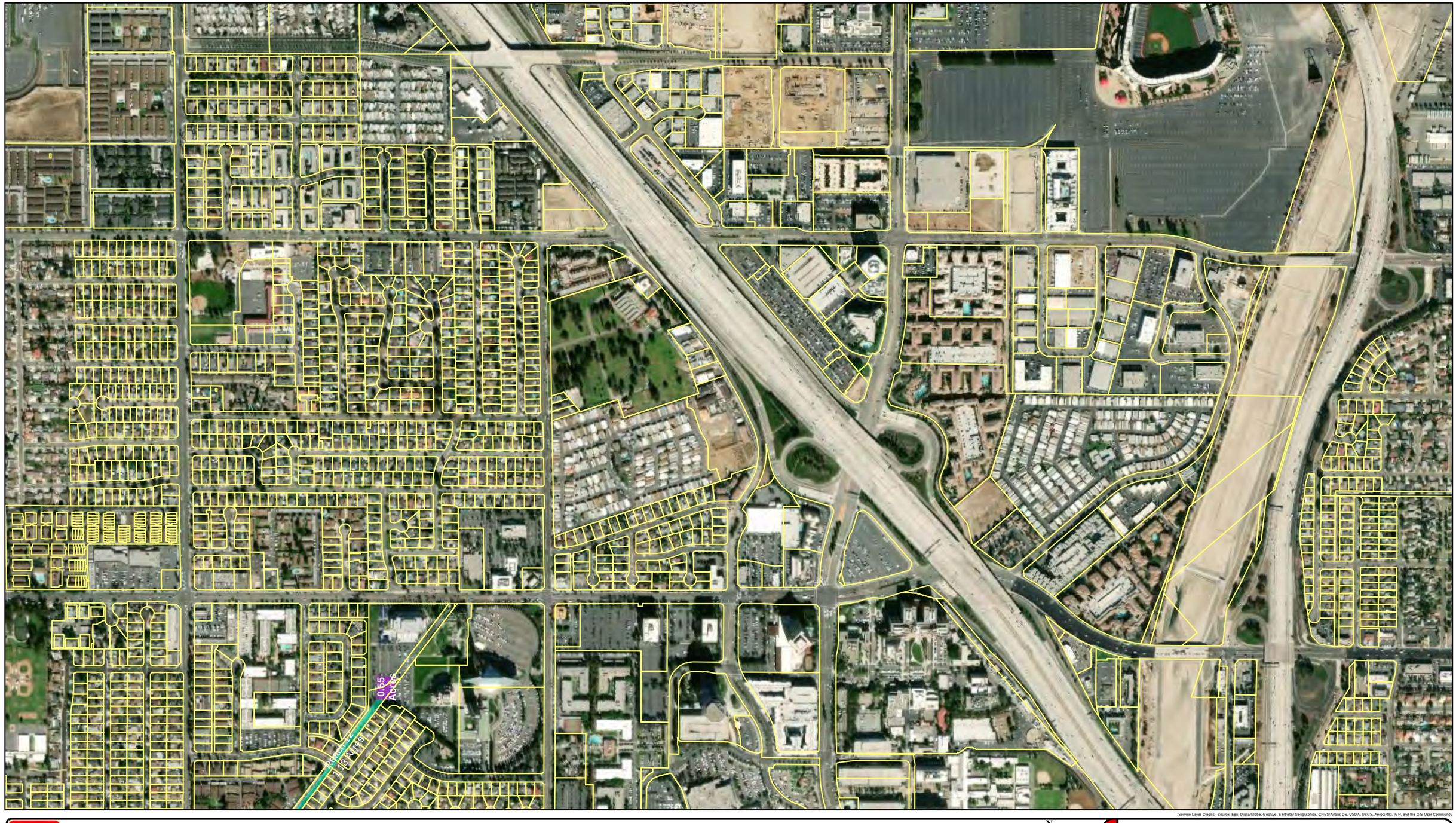

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Temporary Easement

Channel Improvement Easement

Parcels

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Real Estate
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EXHIBIT B

(Non-Federal Sponsor Capability Assessment Checklist)

WESTMINSTER, EAST GARDEN GROVE FLOOD RISK MANAGEMENT PROJECT

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

Sponsor(s): Orange County Public Works (OCPW)
Authority: Specific Authorization - Flood Risk Management
Non-Federal Sponsor Real Estate Contact:
Justin Golliher
OCPW - Design Division
Rich Edmond – Real Estate

I. Legal Authority

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

Yes_X__No___

Non-Federal Sponsor is authorized to acquire and own land.

b. Does the non-Federal Sponsor have the power of eminent domain for this project?

Yes_X__No____

The use of eminent domain is authorized.

c. Does the non-Federal Sponsor have "quick-take" authority for this project?

Yes_X__No__ __

d. The non-Federal Sponsor has reviewed the project maps and confirmed that all of the lands/ interests in land required for the project are located inside of their political boundary.

Yes_X__No_____

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

Yes_X__No____

Note: State or Federally owned lands would not be eligible for condemnation

Section I: **Michael Rohde, Realty Specialist** Date: 10/05/18

II. Financial Capability

a. The non-Federal Sponsor has reviewed and concurs with the real estate cost estimates?

Yes_X_No_____

b. It has been established by the responsible district element that the non-Federal Sponsor is financially capable of fulfilling all requirements identified in the PPA.

Yes_X__No_____

Section I: Michael Rohde, Realty Specialist Date: 10/05/18

III. Willingness To Participate

a. The non-Federal Sponsor has stated in writing its general willingness to participate in the project and its understanding of the general scope of the project and its part of the project.

Yes_X___

b. The non-Federal Sponsor is agreeable to signing a project partnership agreement and supplying funding as stipulated in the agreement.

Yes_X_

Section I: Michael Rohde, Realty Specialist Date: 10/05/18

IV. Acquisition Experience and Capability

a. Taking into consideration the project schedule and complexity, the non-Federal Sponsor has and capability with in house staffing or contract capability, to provide the necessary services such as surveying, appraising, title, negotiating, condemnation, closings, and relocation assistance that will be required for the acquisition of properties for a project.

Yes_X__No_____

Note:

b. The non-Federal Sponsor's staff is familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended.

Yes_X_No_____

Note:

c. The non-Federal Sponsor can obtain contractor support in a timely fashion, if necessary.

Yes _X__ No_____

d. The non-Federal Sponsor's staff is located within a reasonable proximity to the project site.

Yes_X___ No_____

e. Will USACE assistance likely be requested by the non-Federal Sponsor in acquiring real estate?

Yes____ No_X___

Section I: Michael Rohde, Realty Specialist Date: 10/05/18

V. Schedule Capability

The non-Federal Sponsor has approved the tentative project/ real estate schedule/ milestones and has indicated in its willingness and ability to incorporate its financial, acquisition, and condemnation capability to provide the necessary project LERRDs in accordance with proposed project schedules so the Government can advertise and award the construction contract as required by overall project schedules and funding limitations.

Yes_X__ OCPW Initials: _____ Date: _____/_____/_____

Note:

Section I: Michael Rohde, Realty Specialist Date: 10/05/18

VI. LERRD Credits

The sponsor has indicated its understanding of LERRD credits and its capability and willingness to gather the necessary information to submit as LERRD credits within six months after possession of all real estate and completion of relocations in order that the project can be financially closed and there can be a final financial accounting with a proper settlement with the sponsor.

Yes_X___ MWRD Initials: _____ Date: _____/_____/_____

Section I: Michael Rohde, Realty Specialist Date: 10/05/18

VII. Capability

With regard to this project, the non-Federal Sponsor is anticipated to be: Fully Capable

- Fully Capable: *Previous experience. Financially capable. Authority to hold title. Can perform, with in house staff, the necessary services (survey, appraisal, title, negotiation, closing, relocation assistance, condemnation & "quick-take" authority) required to provide LERRD.*
- Moderately Capable: *Financially capable. Authority to hold title. Can provide, with contractor support, the necessary services (survey, appraisal, title, negotiation, closing, relocation assistance and condemnation authority) required to provide LERRD. Does not have "quick-take" authority.*
- Marginally Capable: *Financially capable. Authority to hold title. Will rely on _____ to provide the necessary services (survey, appraisal, title, negotiation, closing, relocation assistance, quick take authority, and authority to condemn) required to provide LERRD.*
- Insufficiently Capable: *Financially capable. Will rely on _____ to provide the necessary services (survey, appraisal, title, negotiation, closing, relocation assistance, quick take authority, and authority to condemn) required to provide LERRD. Will rely on _____ to hold title.*

VIII. Coordination

This assessment has been coordinated with the Non-Federal Sponsor and it concurs with the assessment.

Yes__X__

This assessment has been coordinated with: Name:

Title:

PROJECT NAME AND AUTHORITY

Prepared by:
Michael Rohde
Realty Specialist

Reviewed and approved by:

_____
Andrew Shelton
Chief, Real Estate Division
Detroit, Chicago, Buffalo Districts

Non-Federal Sponsor Representative:

Signature: _____

Name: _____

Title: _____

Date: _____/_____/_____