

SUPPLEMENT TO STAFF REPORT: NEGOTIATION FACT SHEET
PROPOSED ACTION IN EMINENT DOMAIN
CALIFORNIA WATER COMMISSION
 November 16, 2011

RON #: 2011-27
Project: Geotechnical Activities in support of the Bay Delta Conservation Plan (BDCP)
APN: 132-0200-016-0000, 132-0200-018-0000 (Sacramento County)
DWR #: DCAP-161
Owner: J.H. Jonson & Sons, Inc.

Statistics

AS OF NOVEMBER 9, 2011					
# of Parcels to be Acquired	# of Parcels Acquired	Remaining Parcels to Acquire	# of Owners to Appear	# of Owners to Settle	Remaining Number of Owners to Appear
59	2	57	46	2	44

Property Rights to be Acquired

<u>DWR Parcel No.</u>	<u>Area</u>	<u>Rights</u>
Unit A	48 sq. ft.	Permanent Non-Exclusive Easement
Unit B	40,000 sq. ft.	Temporary Construction Easement
Unit C	55,230 sq. ft.	Temporary Access Easement

Parcel Information

Current Use: Vineyard and Irrigated Field Crops
Zoning: AG 40 & 80 (Agriculture, 80-acre minimum and 40-acre minimum)
Date of First Written Offer: August 2, 2011
Amount of Agency's Latest Written Offer: Offer made pursuant to approved staff appraisal.
Amount of Owner's Latest Counteroffer: N/A
Type of Geotechnical Activity: Three (3) CPTs, three (3) drill holes, and one (1) test pit

Previous Contacts

Temporary Entry Permit (TEP) Phase

LETTERS (4)

- Initial mailing of TEP; follow-up letters, (7/07/10, 8/12/10, 9/03/10, and 9/10/10).

TELEPHONE CALLS (3)

- Left messages, message from owner (twice on 7/28/10, and 9/07/10).

SITE VISITS (1)

- Conducted site visit for general observation and verification of land use. (10/13/10)

Recent Contacts

First Written Offer (FWO) Phase

- **FWO package included the following documents: Cover Letter, Valuation Summary Statement, Right of Way Contract, Easement Deed, Map of the Proposed Acquisition Area, Comparable Data List, Comparable Sales Map, and Payee Data Record**
- **Agent confirmed receipt of the FWO package.**

LETTERS (13)

- Notice to Appraise Letter, First Written Offer, follow-up letters, invitations to Commission meeting, Appraisal Reimbursement Agreement, letter addressing concerns, Temporary Easement Alternative, Notices of Intent to Adopt Resolution of Necessity, and Letter providing clarification regarding permanent easements and hazardous materials (6/01/11, 8/02/11, 8/22/11, 8/30/11(twice), 9/06/11, 9/09/11(twice), 9/12/11, 9/27/11, 10/13/11, 10/25/11 and 11/4/11).

TELEPHONE CALLS (7)

- DWR called and left messages regarding FWO; owner called and left messages. (8/04/11, twice on 8/18/11, 8/19/11, twice on 10/17/11, and 10/26/11)

SITE VISITS (3)

- DWR met with owner prior to appraisal; DWR stopped by owner's office; DWR met with owners to discuss proposed easements. (8/03/11, 8/26/2011, and 10/03/11).

Areas of Main Concern to Owner and DWR's Response

- Owner provided suggested revisions for temporary easement contract (dates for access, time for notice of completion, indemnity language) and has a design question.

DWR answered owner's design question and sent owner a temporary easement contract incorporating the owner's suggested revisions regarding dates for access, time for notice of completion, and indemnity.

No specific concerns identified in relation to the location of the proposed drill sites.

Why Necessary to Initiate Eminent Domain Action

DWR has been unable to reach an agreement to acquire the necessary property rights through either negotiation or attempted negotiation. DWR desires to initiate eminent domain action to ensure that DWR meets its geotechnical schedule.