



CALIFORNIA
WATER FIX
RELIABLE. CLEAN. WATER.

DCA PROPERTY ACQUISITION PLAN

Exhibit D

EXHIBIT D

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1. PROJECT OVERVIEW

Property acquisition for the California Water Fix is a critical path function. The primary objective of this Property Acquisition Plan is to establish a framework for acquiring all property rights needed to construct the project as well as to provide a general overview of the Property Acquisition Team structure and specific property acquisition processes. All activities associated with property acquisition will be in accordance with all applicable laws of the State of California. This plan focuses on what needs to be done and how to accomplish it. Specific policies and procedures, as well as a detailed staffing plan, will be developed separately as the project moves forward.

The Property Acquisition Team shall reside within the Delta Conveyance Design and Construction Joint Powers Authority (Design and Construction Authority, or DCA) and shall be responsible for carrying out property acquisition activities for the project. The Property Acquisition Team will coordinate its work with DWR through a DWR Acquisition Coordinator. Eminent domain proceedings will be conducted entirely by DWR.

DCA PROPERTY ACQUISITION TEAM

The Property Acquisition Manager will lead the Property Acquisition Team. It is anticipated that the Property Acquisition Team will be comprised of experienced staff with support of a number of consultants selected through a competitive bid process.

The Property Acquisition Team staff will consist of right of way specialists, some of whom will act as functional leads to staff and consultants. All staff will work together according to their specialty and corresponding step(s) in the acquisition process. The Property Acquisition Manager will make the day-to-day decisions in conjunction with the Property Acquisition functional leads.

DWR will appoint an individual as its Acquisition Coordinator who will be the point of contact for DWR for matters relating to the acquisition of property for the project and will be empowered to bind DWR with respect to such matters.

PROPERTY ACQUISITION PROCESS

The property acquisition process as outlined here, involves multiple primary actions leading to possession of property rights required to construct the California WaterFix, such as easement or fee title. This is a major acquisition project with many cross-functional tasks and a strict timeline for execution. The property acquisition process involves planning and document development; geodetic study to identify and map affected properties, both surface and subsurface; site assessment to physically investigate the property and determine just compensation; negotiation or eminent domain; relocation assistance, utility relocations, power (temporary and permanent), encroachment permits, and possession or interim property management.

Figures 1 and 2 below show the acquisition process at-a-glance. **Figure 1** is a detailed flow chart intended to show steps involved in a fully integrated process from beginning to end. (See also enlarged version at end of document.

Acquisition Process Flow Chart (Figure 1)

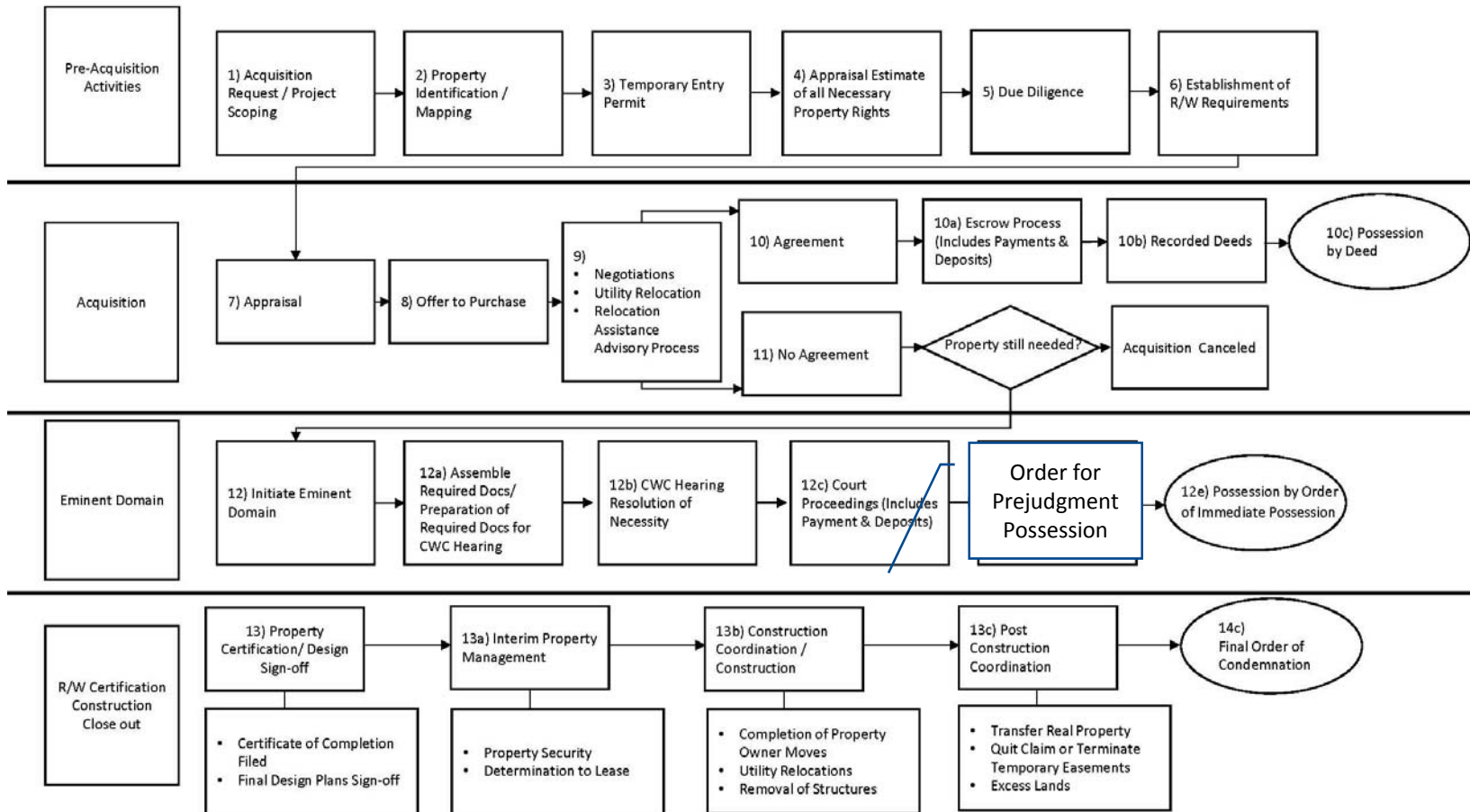
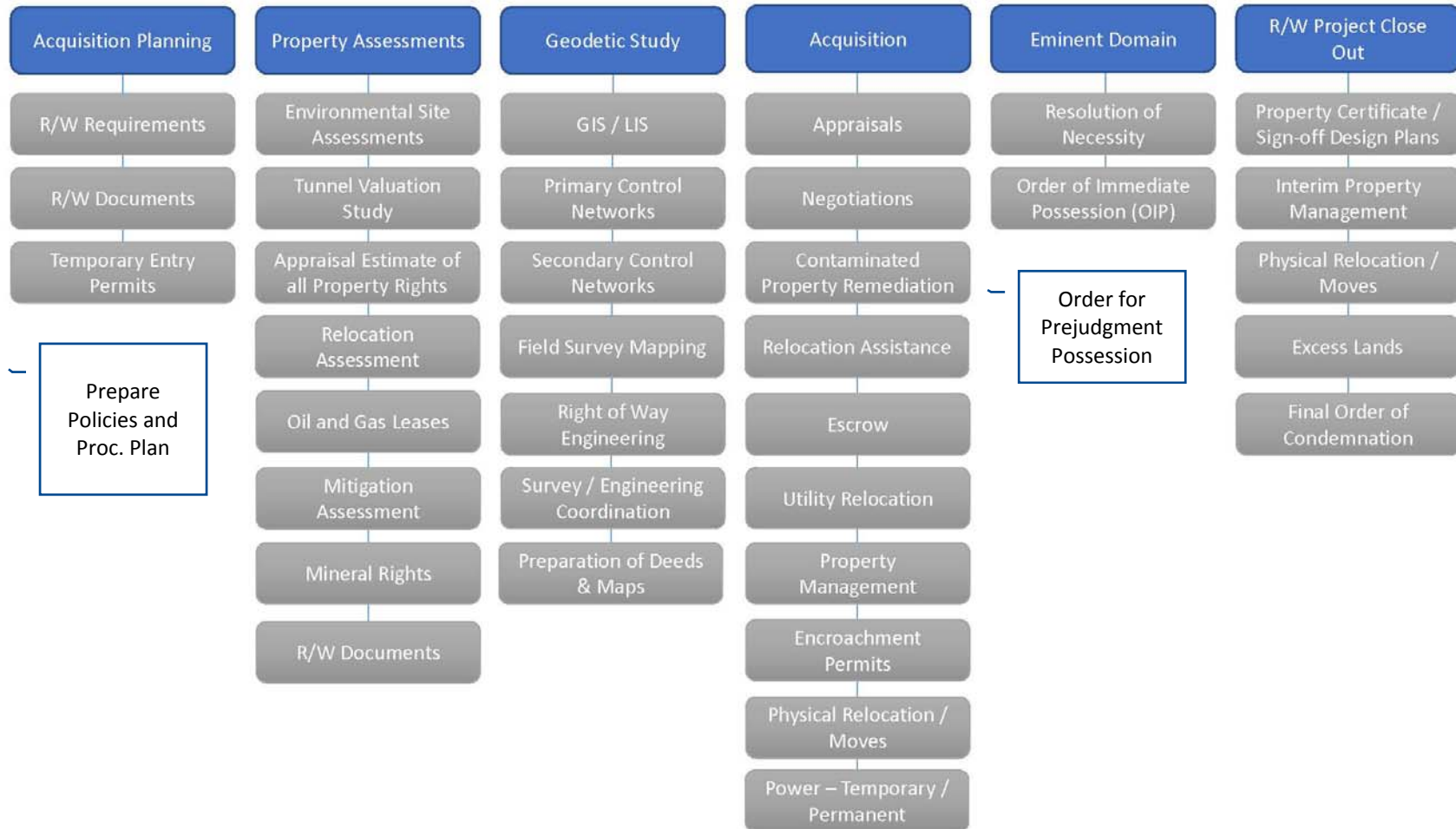


Figure 2 rolls up the process into key categories, but still has a consistent left to right (beginning to end) flow. It also shows the order in which the acquisition process will be discussed in the following sections of this plan.

Overview of Acquisition Process (Figure 2)



2. ACQUISITION PLANNING

All actions will be carried out in accordance with the framework laid out in this plan, and in compliance with applicable acquisition and eminent domain laws. The most relevant California laws are Government Code §§ 7260-7277, Code of Civil Procedure § 1230.010-1273.050, and Water Code §§ 250 and 11575. Other statutes are cited throughout this document where applicable. These laws were designed to provide rules and guidelines to all California public agencies with authority to acquire right of way. Every effort shall be given to engage in reasonable negotiations with property owners, and to establish eligibility and provide any relocation assistance to property owners and/or their tenants. The objective shall be to work with property owners to acquire the necessary rights and open escrows through negotiated agreements. Where no agreement can be reached, DWR will initiate the eminent domain process to acquire the property rights necessary for design and construction as expeditiously as possible.

The following documents will need to be in place prior to the start of acquisition and will be prepared during the Acquisition Planning Phase:

- **Relocation Plan** will be developed during the acquisition planning phase and implemented during the acquisition/negotiation phase. The Relocation Plan be approved by the Department of General Services (DGS) if necessary, pursuant to Government Code §§ 11005 (a), prior to the start of acquisition.
- **Project Fact Sheet** will be given to residents and businesses along the alignment as part of outreach to provide project information in non-technical and clear terms.
- **Land Acquisition Policies and Procedures Plan** will be based upon Exhibit E of the JEPA. The Land Acquisition Policies and Procedures Plan shall require the written approval of the DWR Acquisition Coordinator.
- **Legal documents** such as right of way contracts, escrow instructions, deeds, Right of Entry forms, temporary entry permit statutory notices, and letters will be developed and standardized where practical.

Some of the critical path requirements which should be started as soon as possible are:

- Geodetic Services
 - Identify ownerships – surface, subsurface, oil, gas, mineral rights, and title exceptions
 - Order title reports – surface, subsurface, oil, gas, and mineral rights remainder phased to construction timeline, title exceptions, and review title report to determine existing encumbrances (affects, not affects)
 - Perform Control Surveys
- Identify preliminary acquisition areas and type
 - Prepare Temporary Entry Permits for invasive and non-invasive surveys
 - Prepare Cost Study/start evaluation of range of values
 - Identify potential relocations
 - Perform probable damages assessment for temporary entry permits.

TEMPORARY ENTRY PERMITS

In order for the DCA to enter upon private property to conduct a wide array of activities including taking photographs, studies, surveys, examinations, tests, soundings, borings, samplings, appraisals, or to engage in similar activities reasonably related to acquisition or use of the property for that use, a temporary entry permit must be obtained (CCP § 1245.010).

PROPERTY ASSESSMENTS

Environmental Site Assessments (ESAs): As part of due diligence, ESAs are ordered on each property considered for permanent easements and fee acquisition and as part of the initial contamination study to determine the environmental condition of the property (CCP § 1245.020). The minimum ESA in all cases will be Phase 1 and may advance to Phase III.

Tunnel Valuation Impact Study: A tunnel valuation impact study will be commissioned to determine any impacts to property values as a result of the tunnel easement.

Property Valuations: All acquisition appraisals will be prepared and reviewed to meet current regulatory requirements, including Uniform Standards of Professional Appraisal Practice (USPAP) standards and guidelines.

Appraisal Review: All appraisals will be reviewed by the Property Acquisition Team to ensure they meet State of California Standards. DGS review and approval is required for appraisals with fair market value greater than \$150,000.

3. GEODETIC STUDY

GEODETIC SUPPORT ACTIVITIES

The following Geodetic activities are critical to ensuring the overall success of both the acquisition of real property and the construction of the California WaterFix:

- **Geographic Information System/Land Information System (GIS/LIS):** Design, implement and maintain a project GIS/LIS based on Esri's Arc platform which will eventually contain all the data generated by the property acquisition and land surveying activities. Create unique parcel numbering scheme based on contiguous ownership from north to south.
- **Primary Control Network (PCN):** Establish and utilize for the duration of the project, a series of horizontal and vertical survey control monuments surrounding the entire project area based on existing DWR control stations and densifying as required. See **Figure 3** below. (See also enlarged version at end of document.)
- **Secondary Control Networks (SCN):** Establish and utilize for the duration of the project, a series of survey control networks of horizontal and vertical survey control monuments embedded within project area based on existing DWR control stations and densifying as required. See **Figure 3**.
- **Right of Way Engineering:** Identify potential impacted properties and recommend alignment or site adjustment based on a variety of critical factors.
- **Survey/Engineering Coordination:** Create critical path timelines for key steps in the land surveying process based on project perimeter and proposed construction schedule.
- **Field Survey and Survey Mapping:** Identify, prioritize, and execute order of surveying requirements.

4. ACQUISITION

Appraisals: Estimate of fair market value of Acquired Property shall be conducted consistent with State of California requirements.

Offer: Pursuant to Government Code § 7267.2, government agencies shall make an offer to the owner of real property to be acquired.

Negotiations: Negotiations will proceed consistent with timelines established in the Land Acquisitions Policies and Procedures Plan. The real estate negotiator will explain the basis of the offer and answer questions related to the project.

Negotiated Sale Agreement: Shall be presented to Acquisition Coordinator for review and approval. The timeline for review and approval by the Acquisition Coordinator shall be consistent with Section 8 of the JEPA.

Contaminated Property: Properties found to contain hazardous materials during the Environmental Site Assessment will be reported to the Program Manager, and appraised accordingly.

Relocation Assistance and Advisory Services: There are not a substantial number of permanent relocations anticipated for this project. However, relocations are a possibility with any public project and the DCA will implement payments and administer relocation assistance in accordance with the California Relocation Assistance and Real Property Acquisition Guidelines. Title 25 of the California Code of Regulations § 6002 (c) stipulates that a public entity shall not participate in or undertake a project that will displace individuals from their homes unless comparable replacement dwellings will be available within a reasonable period of time prior to displacement.” The DCA will prepare in cooperation with the Acquisition Coordinator a Relocation Plan based on the complexity of potential permanent and temporary residential relocations, and the availability of similar units in the local area.

Escrow: The executed Right of Way Contract, Deeds and Joint Escrow Instructions, together with all other related documents such as grant deeds and lease agreements, will be delivered to an independent escrow as appropriate.

Eminent Domain actions will be the responsibility of DWR:

- **DWR Authorization:** DWR has both general and State Water Project (SWP)-specific authorizations to condemn real property interests. (Water Code §§ 250-260, 11580-11588).
- **DCA Cooperation:** the DCA shall provide its full cooperation to DWR in support of DWR’s condemnation actions, including but not limited to, providing all records, documents and communications and other relevant materials developed by or for the Authority in connection with each property (collectively a “file”) referred to DWR for condemnation. DWR shall be under no obligation to undertake eminent domain for a given property until it has received a complete file relating to the property in question.
- **California Water Commission Rules for the Adoption of a Resolution of Necessity:** DWR must follow the condemnation rules and procedures set forth in Part 3, Title 7 of the Code of Civil Procedure (CCP § 1230.020). This includes the requirement that the “governing body” of the condemning entity adopt a resolution of necessity. The California Water Commission will be the governing body for condemnation purposes.

- **Resolution of Necessity:** The Commission adopted a two-meeting process for the adoption of resolutions of necessity with optional site visits or inspections in between, if desired, by the Commission.
- **Orders for Prejudgment Possession (OPP):** The OPP is the court ruling granting the condemning agency the same rights as if the property was acquired through negotiations.
- **Rights of Entry:** DWR shall grant DCA rights of entry for all property acquired for construction through DWR's eminent domain process or by negotiated sale.
- **Final Order of Condemnation (FOC):** The last step in the eminent domain process is the Final Order of Condemnation. The FOC will require time and may be granted during or after construction.
- **Possession:** Judgment or recordation signifies the end of the acquisition process. To the extent practicable, DCA should have recorded deeds, OPPs or Right of Entry for all properties identified for acquisition within the specified construction contract prior to advertisement.

5. RIGHT OF WAY PROJECT CLOSE-OUT

Property Certification/Sign-off of Design Plans: The Property Team Manager may be required to sign-off on final design plans, or develop a right of way certification report to certify that all necessary properties and rights have been acquired.

Interim Property Management: The DCA will initiate interim property management up to and through the end of construction.

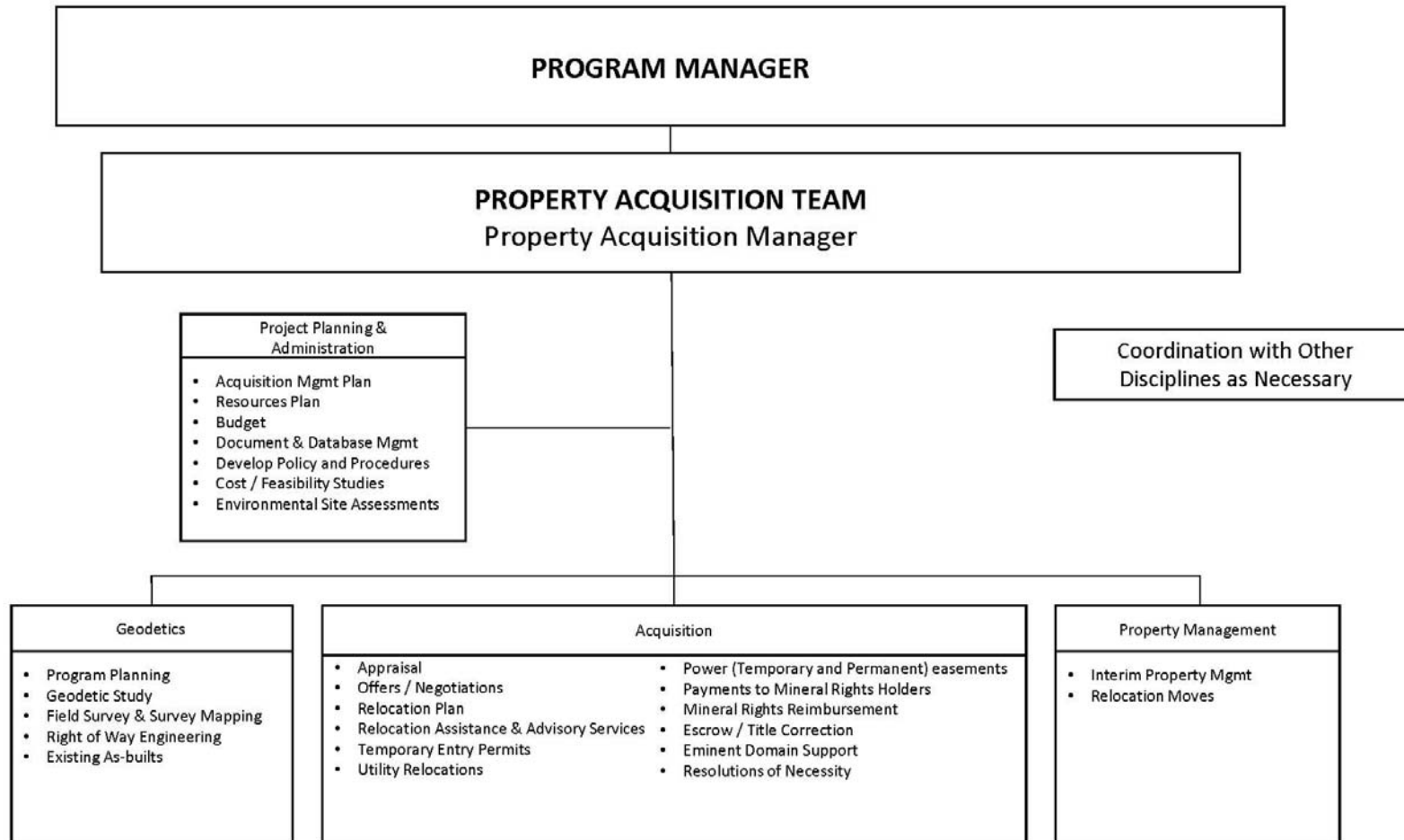
Physical Relocations/Moves (if required): DCA Property Acquisition Team will coordinate the moves of permanent and temporary displacees consistent with the adopted relocation plan.

Property Tax and Assessment Revenue Replacement: The California Water Code (Section 85089 subdivision 9b) specifies that the entities constructing and operating a new Delta conveyance facility will fully mitigate for the loss of property tax revenues or assessments levied by local governments or special districts. DWR, through the EIR/EIS, has committed to meet this requirement as a condition of the Project. The DCA will continue to pay property taxes and assessments for property acquired by eminent domain or negotiated sale. Prior to completion of construction DWR will enter into contracts with counties and local agencies for payment in lieu of taxes or assessments.

Surplus: Criteria for identifying excess lands and procedures for its disposal, will require the DCA and DWR to jointly determine what, if any, lands may be excess to the operation and maintenance of the California Waterfix as construction nears completion. These procedures must conform to the provisions of Government Code §§54220 - 54224. All licenses or temporary easements will either terminate based on the terms of the agreement or be quitclaimed to the underlying fee owner, respectively.

6. ORGANIZATIONAL STRUCTURE

This plan addresses a detailed structure of Property Acquisition functions under the DCA. Below are recommended staff, functional groupings, and consultants needed for this project. Staff will work together with consultants according to their specialty and corresponding step in the acquisition process. Managers and functional leads will be stationed on-site and will be empowered to make decisions that directly impact day-to-day activities.



ESTIMATED NUMBER OF STAFF AND CONSULTANTS NEEDED FOR THE CONVEYANCE AND UTILITY ALIGNMENTS, MITIGATION

Property acquisition will be a significant effort spanning several years. Based on preliminary estimates, property acquisition process will take between 48 to 60 months. The actual schedule for acquisition will be developed in coordination with the Acquisition Coordinator as the project is further developed. In order to complete all required acquisitions for the program within a reasonable schedule several property acquisition teams will be formed. Acquisition teams will be a mix of the DCA management and consultant staff working in coordination with the Acquisition Coordinator.

PROPERTY ACQUISITION PERSONNEL

Key personnel must be sufficiently mobilized to focus on completing their specialized part of the acquisition work flow. The organizational structure has a traditional reporting structure with a manager or lead and specialized staff to carry out the various functions. All personnel and consultants will work as a cohesive matrix and understand that their deliverable is part of a whole and that others depend on them to deliver high quality information, mapping, negotiations, etc.

- **Property Acquisition Manager:** Responsible for budget, schedule and implementation of Property Acquisition Plan. Monitor progress, and set objectives to acquire all land and rights necessary to construct the conveyance and associated facilities. Takes lead for managing all property access needs, field data collection, temporary entry permits, and environmental clearances.
- **DWR Acquisition Coordinator:** Point of contact at DWR for matters relating to the acquisition of property.
- **Functional Leads:** Manage the day-to-day activities of staff and consultants within their functional specialty.
- **Specialist Staff:** Carry out specific activities related to their functional specialty; or perform technical reviews of consultant deliverables.
- **Administrative Support:** Track property acquisition status; prepare parcel acquisition reports; update Geospatial database (GIS database); prepare correspondence; track and report real estate related expenditures to Program Controls team.
- **Public Relations Project Liaison:** Provide project information to property owners; and stakeholder information to acquisition staff to bridge understanding and keep pre-acquisition communications open.
- **Engineering Liaison:** Responsible for coordinating changes in alignment, construction documents, etc.
- **Consultants:** Augment staff and perform specific activities related to their functional specialty.

CONSULTANT SERVICES

There will be a Request for Qualifications process to find qualified firms with specialized knowledge in the various real estate disciplines required on this program.

The consultant firm Principal-in-Charge, Project Manager, and other key staff of consultant firms specifically selected to work on this assignment must have specific qualifications in their real estate

services discipline and must show experience on comparable projects of this size. Selected firms must have local project managers who maintain appropriate state licenses.

The following identifies consultants that may be required for the project:

Geodetic Services

Land Surveyors

- Primary and Secondary Control Networks
- Boundary Surveys/Record of Surveys
- Title review and encumbrance mapping
- QA/OC Surveys

Environmental Site Assessment Firm

- Phase I Site Assessment (inspection)
- Phase II Site Assessment (testing)
- Phase III Site Assessment (remediation)

Appraisal Specialists

- Agriculture
- Business and Residential
- Utilities, Fixtures and Equipment
- Water Rights
- Mineral Rights

Real Estate Services

- Utility Relocations
- Land Strategy based on need and land use/types
- Acquisition
- Relocation Assistance
- Property Management

Escrow/Title Company

- Chain of Title
- Research surface access and other rights
- Process escrows procedures

FUNCTIONAL GROUPINGS

This is a major acquisition project with many cross-functional tasks and a strict timeline for execution. Members of the organization form a matrix of managers and staff dedicated the project. This sub-section describes each work unit shown in the organization chart above.

PUBLIC RELATIONS AND OUTREACH: Provide project information to property owners; and stakeholder information to acquisition staff to bridge understanding and keep pre-acquisition communications open.

ENGINEERING LIAISON: Responsible for coordinating changes in alignment, construction documents, etc.

PROJECT PLANNING & ADMINISTRATION: Staff and consultants will report to a lead person or supervisor for this area. The lead person will report directly to Property Acquisition Manager. They will prepare Acquisition Strategy and Project Plan, acquisition schedules, and perform contract administration. They will also track financials, documents, correspondence and property information.

GEODETICS: Geodetic Services conducts and manages all land surveying, title, and GIS/LIS activities in support of the overall project goals. Paramount to this is support of the pre-planning, planning, legal, engineering, environmental, geotechnical, archeological, biological, acquisition, appraisal, and construction phases of the project. Additionally, staff will be called upon to establish and manage consultant contracts as well as establish and review critical survey specifications related to a variety of issues.

APPRAISAL: The DCA appraisal staff will manage the appraisal process in the valuation of property rights, and/or determination of severance damages. Appraisals will be prepared, reviewed, and approved by the DCA according to State of California standards. DCA staff and/or consultants will also perform:

- **Appraisal Oversight** - Exercise reasonable diligence in obtaining cost-effective appraisals and review appraisals.
- **Cost Study** - Prepare a Cost Study of potential alignments.
- **Tunnel Study** - Prepare Valuation Impact Study for all tunnel easements.
- **Appraisal Reviews** - Coordinate review of appraisal reports.
- **QA/QC** - Ensure all appraisals meet the required standards for public acquisition (zoning, property rights to be acquired, highest and best use analysis, comparables, improvements acquired, damages, cost to cure, etc.).
- **Code Compliance** - Ensure all appraisals are completed in accordance with state law and the Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisition and as applicable.

ACQUISITION: Environmental Site Assessments, Property Acquisition, utility relocation and residential and business relocations and mineral rights reimbursement will be managed under this grouping. Acquisition team is responsible for coordinating and implementing moves according to the Relocation Assistance Plan. Staff and consultants will report to a lead person or supervisor for this area. The lead person will report directly to Property Acquisition Manager.

Environmental Site Assessments: All environmental site assessments will be conducted by environmental professionals as defined by 40 CFR § 312.10. The consultant must have specific qualifications based on education, training, and experience to assess properties of the nature, history, and setting of each site. Staff will coordinate with environmental consultant for site specific environmental site assessments (ESA). ESAs will be ordered on each property considered for fee and permanent easement. Additional ESAs may be conducted for temporary construction and lay down areas as determined useful on a case-by-case basis. ESAs are part of the due diligence process and will be obtained prior to signing the right-of-way contracts or closing escrow.

PROPERTY ACQUISITION AND RELOCATION

Parcels: Property Acquisition Team will interface with property owners. They will:

Appraisal – Estimate of value.

Offer - Make first written offer to acquire the property as soon as practicable after receipt of approved appraisal. Such offer shall be based on Just Compensation in accordance with Government Code § 7267.2 (b) for the full amount of the appraisal.

Negotiations - Meet with each owner to inform him/her of the proposed construction project and make reasonable efforts to discuss with them the offer to Right of Way identified in the appraisal.

- Notify the DCA property acquisition manager immediately of facts discovered during property owner interviews. The DCA Property Acquisition Manager will evaluate and give full consideration to those items prior to continuing negotiations.
- If necessary, acquire additional Temporary Entry Permits to facilitate activities such as engineering investigations, surveys, and appraisals.
- Develop standard Temporary Entry Permit forms and fee schedule to achieve consistency.

Coordination - Work with Geodetics to prepare map to track acquisition of fee, easements, and temporary entry permits.

Relocation Assistance and Advisory: Provide relocation assistance and advisory services where necessary. Develop and implement the plan pursuant to state and federal law to establish what relocation assistance and benefits the property owner and/or tenants may be entitled to receive. Perform all relocation assistance services required under the Uniform Relocation and Real Property Acquisition Policies Act; the California Relocation Assistance and Real Property Acquisition Guidelines; and DWR policies and procedures.

ESCROW & EMINENT DOMAIN

Escrow Coordination: A reputable, local title company will be used for escrows. The Property Acquisition Team will examine the executed Right of Way contract and Joint Escrow Instructions to

determine if special instructions have been added following legal review and to determine the deadlines imposed by the Agreement. The Property Acquisition Team will verify that all parties have signed the Agreement/Contract. Additionally, all associated documentation required to complete the transaction must be reviewed for accuracy and completeness. The complete transaction including Joint Escrow Instructions, together with all other related documents such as notarized easement and grant deeds, right of way contracts, lease agreements, etc. must be delivered to the escrow company either by messenger, Federal Express, or other comparable overnight or express service.

Correspondence with the escrow company will be added to the acquisition parcel file as it is generated. The Property Acquisition Team will obtain a schedule of costs for escrow services for review and processing of necessary funds to close escrow.

Eminent Domain Support: The Property Acquisition Team will provide support to the Acquisition Coordinator if any interest is to be acquired by exercise of the power of eminent domain. Upon initiation of eminent domain proceedings the Acquisition Coordinator will be responsible for complying with the law governing such proceedings when undertaken by DWR.

PROPERTY MANAGEMENT

The DCA is responsible for property management, including but not limited to, coordinating the removal of unnecessary improvements, upkeep, and security of the property through the completion of construction.

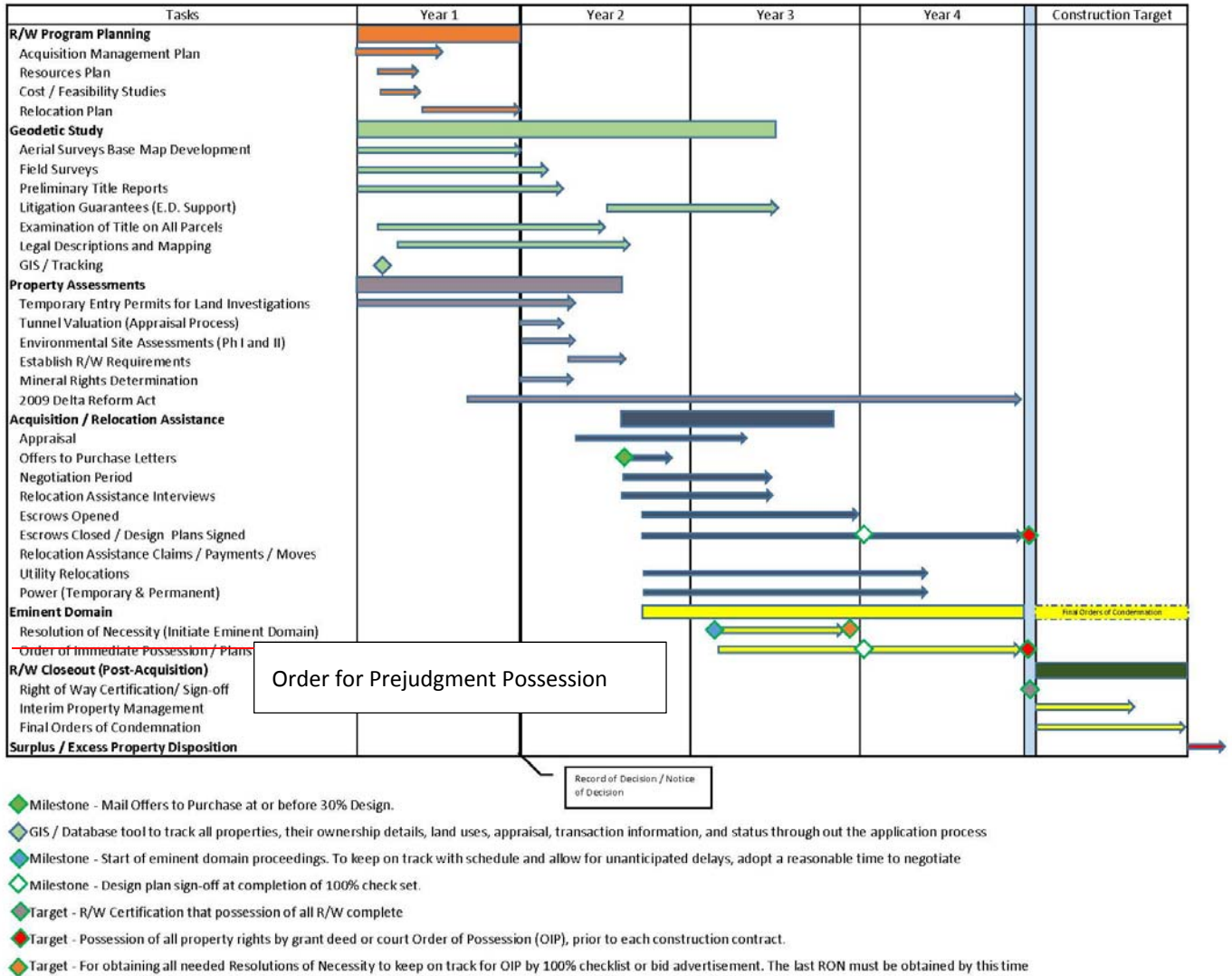
7. ACQUISITION SCHEDULE AND PHASING

To assure success for on-time possession of properties necessary to construct the project, it is critical to start planning and geodetic activities as soon as possible during the study and preliminary design phases for all proposed alignments. A detailed acquisition schedule with milestones is provided in **Figure 4** below and will be further developed based on the actual design and construction schedules to be provided later.

To maintain the planned critical path of the project, some activities may be "fast tracked" or performed early or in parallel with other activities. These critical path requirements should be started as soon as possible:

- Geodetic Services to:
 - Identify ownerships – surface, subsurface, oil, gas, and mineral rights
 - Order title reports – surface, subsurface, oil, gas, and mineral rights remainder phased to construction timeline
 - Conduct Control Surveys
- Identify preliminary acquisition areas and type – in conjunction with Engineering Design
- Acquisitions
 - Prepare Temporary Entry Permits for invasive and non-invasive rights
 - Prepare cost study and evaluation of ranges of property values
 - Identify potential relocations

Figure 4 R/W Process Tied to Construction Target



8. WORK PLAN

CALIFORNIA WATERFIX AND UTILITY ALIGNMENT STRATEGY FOR PHASING THE WORK TO ACQUIRE ALL PROPERTY RIGHTS

Upon formation of the DCA, a detailed workplan will be developed in coordination with the Acquisition Coordinator that will guide the acquisition strategy for the California WaterFix. This workplan will include, but not be limited to, the following elements:

- Develop policies and procedures
- Creation of standardized forms
- Staffing resource requirements
- Detailed acquisition timelines

The purpose of this Section is to lay out the high level tasks, staff, and consultants needed to complete work in a timely fashion to support construction needs. Based on preliminary estimates, the acquisition process will take between 48-60 months to complete.

To control the complexity of work required, the alignments will be divided into appropriate geographic areas. Staff and consultants will be organized into mini-teams and assigned a geographical area along the alignments to focus or concentrate their efforts.

ASSIGNMENT OF STAFFING RESOURCES

A resource mix of staff and consultants may be grouped by specialty to perform their specialized activities associated with the acquisition of that group of property rights within appropriate geographic areas.

FULLY INTEGRATED STRUCTURE/CO-LOCATED STAFF

A fully integrated structure will be implemented where all transactions are conducted, reviewed, and approved internally by the DCA staff and managers to maintain control and avoid unnecessary delays to schedule. DWR's property acquisition process requires DGS review and approval of all appraisals, acquisitions, or administrative settlements of \$150,000 or greater.

PROJECT IMPLEMENTATION OBJECTIVES

The Property Acquisition Team within the DCA and the Acquisition Coordinator will work with property owners and stakeholders to acquire all real property rights necessary to construct the California WaterFix. The sequence of all acquisitions and anticipated completion dates for possession of all property rights directly correlates to the design and construction schedules. The target or milestone dates for completion will sync to the 100% design check set to allow the Acquisition Manager to sign-off on the plans and certify that all right of way for that component has been acquired.

ACQUISITION MILESTONES/CRITICAL PATH

Milestones are expressed in time periods and the responsible party for each milestone is identified. Approximate dates will be inserted as the DCA master schedule is developed. The milestones and critical path activities will be repeated in succession from north to south until the whole alignment and ancillary property rights needed for the project are acquired.

No.	Milestone	Time Period	Responsible Party (mini-team)
1	Prepare all planning documents (prior to start of acquisitions).	Year 1	Planning/Legal/Acquisition
2	Rollout GIS/database tool to track all properties, their ownership details, land uses, appraisal for probable damages, transaction information, and status throughout the acquisition process.	Year 1	Planning/Geodetics/Acquisition
3	Begin pre-acquisition work to identify property owners both surface and subsurface, Order Title Reports; Identify parcel types and takes, legal descriptions and mapping, control surveys.	Year 1	Geodetics
4	Obtain Temporary Entry Permits to allow for invasive and noninvasive investigations, surveys and studies.	Year 1	Acquisition
5	Begin Environmental Site Assessments	Year 1	Property Assessment
6	Begin appraisals	Year 1	Appraisals
7	Mail First Written Offer at or before 30% Design to keep on track with schedule and allow for negotiation delays and/or eminent domain actions.	Year 2	Acquisition
8	Start of eminent domain proceedings will appear on acquisition schedule. To keep on track with schedule and allow for unanticipated delays, adopt a reasonable time to negotiate	Year 2	Eminent Domain Support/Legal/ Acquisition
9	Resolutions of Necessity must be obtained a minimum 1 year prior to start construction bid target date. This will allow for court schedules and potential delays.	Year 3	Eminent Domain Support/Legal/ Acquisition

10	Possession of property rights by grant or easement deed or court Orders for Prejudgment Possession (OPP) must be secured prior to award of construction contract to reduce real property related construction delay damages.	Year 3	Eminent Domain Support/Legal/ Acquisition
11	R/W certification sign-off by Acquisition Manager prior to advertisement.	Year 3	Acquisition
12	Property management- all real property will be acquired in the name of DWR. With acquisition or right of entry, the DCA will be responsible to maintain and protect all properties acquired.	Year 3	DCA
13	Upon start of construction, the DCA will possess all appropriate real property rights for property acquired for construction of the facilities.	Year 4	DCA Construction Management
14	R/W Project Closeout - Upon construction closeout, AMT will terminate all temporary easements, unnecessary licenses, and joint use agreements utilized during construction. Staff and consultant contracts will be phased out or reassigned as needed.	Future	DCA/ Acquisition
15	Surplus Properties- Will be identified by a joint task force from the DCA and DWR's Delta Conveyance Office and will be responsible for making all decisions regarding the final disposition of any excess lands. A typical surplus process will be included in the DCA policies and procedures manual for reference.	Future	DWR Property Management