

**MEMORANDUM**

*Flex your power!  
Be energy efficient!*

**To:** NASAR FORMOLI  
Design Engineer  
Department of Transportation

**Date:** May 13, 2013

Attention: JERRY CAGLE  
Project Engineer

**File:** 03-SAC-5 PM 9.7/13.1  
EFIS No.: 03 0000 0454  
EA: 3C000  
Phase: 1

**From:** GINGER CONGI   
Interim Assistant Chief  
North Region Right of Way  
Marysville

**Subject:** CURRENT ESTIMATED RIGHT OF WAY COSTS

**Project Description:** Construct HOV Lanes

We have completed an estimate of the right of way costs for the above referenced project based on information received from you on March 15, 2013 .

Right of Way Lead Time will require a minimum of 18 months after Project Approval and Environmental document and receipt of appraisal maps, utility conflict maps, environmental clearances (HMDD) and Certificate of Sufficiency (COS). A minimum of 15 months prior to certification will be required from submittal of the last map or revision.

Attachments:  
Right of Way Data Sheet

cc. Sam Jordan

State of California - Department of Transportation  
**RIGHT OF WAY DATASHEET**



**EA:** 3C000  
**PROJECT NO.:** 03 0000 0454  
**LOCATION:** 03-SAC-5 PM 9.7/13.1  
**Description:** Construct HOV Lanes

**Phase:** 1  
**DATE:** 5/13/2013  
**Datasheet Type:** Annual Update

**1. Right of Way Cost Estimate:**

	Current Value Future Use	Escalation Rate	Escalated Value
<b>A. Total Acquisition Cost</b>	\$3,125	5%	\$3,871
<b>B. Appraisal Fees Estimate</b>	\$0	N/A	\$0
<b>C. Mitigation Acquisition &amp; Credits</b>	\$0		\$0
<b>D. Project Development Permit Fees</b>	\$3,000	5%	\$3,716
<b>Subtotal</b>	\$6,125		\$7,588
<b>E. Utility Relocation (State's Share)</b>	\$80,480	5%	\$99,699
(Owner's Share: _____ \$0.)			
<b>F. Relocation Assistance (RAP)</b>	\$0		\$0
<b>G. Clearance/Demolition</b>	\$0		\$0
<b>H. Title &amp; Escrow</b>	\$0		\$0
<b>I. Total Estimated Right of Way Cost</b>	\$86,605	<b>Rounded</b>	<b>\$107,000 *</b>
<b>J. Construction Contract Work</b>	\$0		

**2. Current Date of Right of Way Certification** October 1, 2017

**3. Parcel Data:**

Type	Dual/Appr	Utilities	Railroad
X <u>0</u>		U4 - 1 <u>0</u>	C&M Agreement <u>0</u>
A <u>0</u>		- 2 <u>0</u>	Service Contract <u>0</u>
B <u>1</u>		- 3 <u>1</u>	Easements <u>0</u>
C <u>0</u>	<u>0</u>	- 4 <u>0</u>	Rights of Entry <u>0</u>
D <u>0</u>	<u>0</u>	U5 - 7 <u>6</u>	Clauses <u>0</u>
<b>Total</b> <u>1</u>		- 8 <u>0</u>	
		- 9 <u>1</u>	
Excess <u>0</u>			

**Areas:**

R/W	<u>48750 SF</u>
TCE	<u>N/A</u>
Excess	<u>N/A</u>
Mitigation	<u>N/A</u>

**Mitigation**

Impacts	<u>0</u>
Parcels	<u>0</u>
Credits	<u>0</u>

**Misc. R/W Work**

RAP Displacees	<u>N/A</u>
Clear/Demo	<u>N/A</u>
Permit to Enters	<u>N/A</u>
Condemnation	<u>0</u>
USA Involvement	<u>No</u>

**4. Provide a general description of the right of way and excess lands required (zoning, use, major improvements, critical or sensitive parcels, etc.).**

This project will require a temporary construction easement from Sacramento Regional Transit. The parcel is currently an inactive rail line. There is an agreement with the Railroad that grants the State the right to construct, maintain and use a highway by means of an overpass, to be known as "Route 5/160 Separation and Overhead". However, it is unsure if the agreement follow the title of the property. This estimate assumes that it does not and allows for compensation to the land holder.

**5. Are any properties acquired for this project expected to be rented, leased, or sold?**

Yes \_\_\_\_\_ No X

**6. Are RAP displacements required?**

Yes \_\_\_\_\_ No X

No. of single family N/A No. of business/nonprofit N/A  
No. of multi-family N/A No. of farms N/A

Based on Draft/Final Relocation Impact Statement/Study dated \_\_\_\_\_ N/A  
N/A Sufficient replacement housing will be available without last resort housing.  
N/A Sufficient replacement housing will not be available without last resort housing.

**7. Is there an effect on assessed valuation?**

Yes \_\_\_\_\_ No X Not Significant \_\_\_\_\_

**8. Are there any items of Construction Contract Work?**

Yes \_\_\_\_\_ No X

There is no Construction Contract Work associated with the project.

**9. Are utility facilities or rights of way affected?**

Yes \_\_\_\_\_ No X

**Names of Utility Companies requiring verification only.**

PG&E-gas-electric, AT&T, Verizon, City of Sacramento Sewer, Sacramento County Water Agency

**Names of Utility Companies requiring involvements.**

City of Sacramento Water

**Additional information concerning Utility Involvement on this project.**

Phase 1 proposes to relocate a 36" water main, 210' feet in length. The PE and Structures will make every effort to avoid relocation if possible. Potholing monies have been included for identifying the location of all utilities within the structure footprint.

**10. Are railroad facilities or rights of way affected?**

Yes \_\_\_\_\_ No X Phase 4 Capital \$0

**11. Is Right of Way within USA Land boundaries?**

Yes \_\_\_\_\_ No X Phase 4 Capital \$0

**Agencies Involved:**

US Forest Service \_\_\_\_\_ BLM \_\_\_\_\_ Army Corps of Engineers \_\_\_\_\_  
National Parks \_\_\_\_\_ BIA \_\_\_\_\_ Veterans Administration \_\_\_\_\_  
US Fish & Wildlife \_\_\_\_\_ GSA \_\_\_\_\_

**Rights or Permissions to acquire:**

Easement \_\_\_\_\_ Special Use Permit \_\_\_\_\_ Courtesy Letter \_\_\_\_\_  
Right of Way Grant \_\_\_\_\_ Cooperative Work Agreement \_\_\_\_\_ Cost Recovery \_\_\_\_\_  
Mineral Agreement \_\_\_\_\_ Letter of Concurrence \_\_\_\_\_ Timber Sale \_\_\_\_\_

No Federal Land on Project.

12. Is an RE Office required for the project?

Yes X No \_\_\_\_\_

Type of RE Office

Modular \_\_\_\_\_ Move In \_\_\_\_\_

13. Were any previously unidentified sites with hazardous waste and/or material found?

Yes \_\_\_\_\_ None Evident X

14. Are there material borrow and/or disposal sites required?

No X Optional \_\_\_\_\_ Mandatory \_\_\_\_\_

15. Are there potential relinquishments and/or abandonments?

Yes \_\_\_\_\_ No X

16. Are there any existing and/or potential airspace sites?

Yes \_\_\_\_\_ No X

17. What type of mitigation is required for the project?

Permits only, no Mitigation in phase 1.

18. Is it anticipated that Caltrans will perform all Right of Way work?

Yes X No \_\_\_\_\_

19. Indicate the anticipated Right of Way schedule and lead time requirements.

Right of Way Lead Time will require a minimum of **18** months after Project Approval and Environmental document and receipt of appraisal maps, utility conflict maps, environmental clearances (HMDD) and Certificate of Sufficiency (COS).

Additionally a minimum of **15** months prior to certification will be required from submittal of the last map or revision.

20. Assumptions and limiting Conditions: (Check boxes that apply.)

- The mapping did not provide sufficient detail to determine the limits of the right of way required.
- The transportation facilities have not been sufficiently designed to determine the damages to any of the remainder parcels affected by the project.
- All previous estimates included Temporary Construction Easements to place sound walls at the Right of Way Line. This project moves the sound walls within the State's Right of Way and will not require TCEs to build.
- Design will secure necessary encroachment permits from local agencies.
- Project permits are not required for the project.
- This estimate was based on design mapping submitted April 2013.

Evaluation Prepared By:

Right of Way Kelly J. Cummings  
KELLY J. CUMMINGS

Date 5/15/13

Reviewed By

RW Planning & Management: Kristen Pulliam  
KRISTEN PULLIAM

Date 5/24/13

I have personally reviewed this Right of Way Data Sheet and all supporting information. I certify that the probable Highest and Best Use, estimated values, escalation rates and assumptions are reasonable and proper, subject to the limiting conditions set forth, and I find this Data Sheet to be complete and current.

B. C. Wilson  
BRUCE C. WILSON  
Senior Right of Way Agent  
Appraisal and Estimating Branch

Ginger Congi  
GINGER CONGI  
Interim Assistant Chief  
Marysville

5/16/13  
Date

5/20/2013  
Date

**MEMORANDUM**

**To:** SAM JORDAN  
Project Manager

**Date:** May 13, 2013

Attention: Assistant Project Manager

**File:** 03-SAC-5 PM 9.7/13.1

**EFIS:** 0300000454

**EA:** 3C000

Alternate No.: 1

**From:** GINGER CONGI   
Interim Assistant Chief  
North Region Right of Way

Construct HOV Lanes

**Subject:** XPM Resource Hours for Right of Way

Please adjust the hours in XPM for this project as follows and remove all other resource line items except those previously charged to. Do not include this document in the Project Report.

Task	Resource ID	Task Description	Hours
100.05	03.400	Project Management-PID Component	5
100.10	03.400	Project Management-PA&ED Component	8
100.15	03.400	Project Management-PS&E Component	8
100.25	03.400	Project Management-RW Component	11
150	03.400	Develop Project Initiation Document (PID)	58
160	03.400	Perform Preliminary Engineering Studies & Draft Project Report	55
165.10	03.400	General Environmental Studies	-
170.10	03.400	Permits	9
170.15	03.400	Railroad Agreements	-
170.25	03.400	Agreement for Non Commercial Material Sites	-
175.10	03.400	Public Hearings	-
180	03.400	Prepare & Approve Project Report & Final Environmental	4
185	03.400	Prepare Base Maps & Plan Sheets during PS&E Development	240
195.40	03.400	Property Management	-
195.45	03.400	Excess Land	-
200.15	03.400	Approve Utility Relocation Plan	70
200.20	03.400	Utility Relocation Package	40
200.25	03.400	Utility Relocation Management	40
200.30	03.400	Utility Close Out	20
205.10	03.400	Permits	20
205.15	03.400	Railroad Agreements	4
205.25	03.400	Agreement Material Sites	-
225.50	03.400	Parcel and Project Documentation	20
225.60	03.400	RW Appraisals	80
225.65	03.400	RW Acquisitions	80
225.70	03.400	RW Relocation Assistance	-
225.75	03.400	RW Clearance	-
225.80	03.400	RW Condemnation	-
235.05	03.400	Environmental Mitigation	4
235.10	03.400	Detailed Site Investigation for Hazardous Waste	-
245.50	03.400	Parcel and Project Documentation	10
245.60	03.400	RW Appraisals	10
245.65	03.400	RW Acquisitions	10
245.70	03.400	RW Relocation Assistance	-
245.75	03.400	RW Clearance	-
245.80	03.400	RW Condemnation	-
255	03.400	Circulate, Review and Prepare Final District PS&E Package	-
270	03.400	Construction Engineering and General contract Administration	-
285	03.400	Contract Change Order Administration	-
<b>Total Hours for This Project:</b>			<b>806</b>

**MEMORANDUM**

*Flex your power!  
Be energy efficient!*

**To:** NASAR FORMOLI  
Design Engineer  
Department of Transportation

**Date:** May 13, 2013

Attention: JERRY CAGLE  
Project Engineer

**File:** 03-SAC-5 PM 13.1/22.5  
EFIS No.: 03 0000 0454  
EA: 3C000  
Phase: 2

**From:** GINGER CONGI   
North Region Right of Way Assistant Manager,  
Appraisals and Estimating Branch  
Marysville

**Subject:** CURRENT ESTIMATED RIGHT OF WAY COSTS

**Project Description:** Construct HOV Lanes

We have completed an estimate of the right of way costs for the above referenced project based on information received from you on March 15, 2013 .

Right of Way Lead Time will require a minimum of 18 months after Project Approval and Environmental document and receipt of appraisal maps, utility conflict maps, environmental clearances (HMDD) and Certificate of Sufficiency (COS). A minimum of 15 months prior to certification will be required from submittal of the last map or revision.

Attachments:  
Right of Way Data Sheet

cc. Sam Jordan

State of California - Department of Transportation  
**RIGHT OF WAY DATASHEET**



**EA:** 3C000  
**PROJECT NO.:** 03 0000 0454  
**LOCATION:** 03-SAC-5 PM 13.1/22.5  
**Description:** Construct HOV Lanes

**Phase:** 2  
**DATE:** 5/13/2013  
**Datasheet Type:** Annual Update

**1. Right of Way Cost Estimate:**

	Current Value Future Use	Escalation Rate	Escalated Value
<b>A. Total Acquisition Cost</b>	\$3,125	5%	\$4,233
<b>B. Appraisal Fees Estimate</b>	\$0	N/A	\$0
<b>C. Mitigation Acquisition &amp; Credits</b>	\$1,257,900	5%	\$1,704,057
<b>D. Project Development Permit Fees</b>	\$15,000	5%	\$20,320
<b>Subtotal</b>	\$1,276,025		\$1,728,611
<b>E. Utility Relocation (State's Share)</b>	\$5,000	5%	\$6,773
(Owner's Share: _____ \$0 )			
<b>F. Relocation Assistance (RAP)</b>	\$0		\$0
<b>G. Clearance/Demolition</b>	\$0		\$0
<b>H. Title &amp; Escrow</b>	\$0		\$0
<b>I. Total Estimated Right of Way Cost</b>	\$1,281,025	<b>Rounded</b>	<b>\$1,735,000 *</b>
<b>J. Construction Contract Work</b>	\$0		

**2. Current Date of Right of Way Certification** August 1, 2019

**3. Parcel Data:**

Type	Dual/Appr	Utilities	Railroad
X <u>0</u>		U4 - 1 <u>0</u>	C&M Agreement <u>0</u>
A <u>0</u>		- 2 <u>0</u>	Service Contract <u>0</u>
B <u>1</u>		- 3 <u>0</u>	Easements <u>0</u>
C <u>0</u>	<u>0</u>	- 4 <u>0</u>	Rights of Entry <u>0</u>
D <u>0</u>	<u>0</u>	U5 - 7 <u>5</u>	Clauses <u>0</u>
<b>Total</b> <u>1</u>		- 8 <u>0</u>	
Excess <u>0</u>		- 9 <u>0</u>	

  

Areas:	Mitigation	Misc. R/W Work
R/W <u>3 ac</u>	Imp: <u>4</u>	RAP Displaces <u>N/A</u>
TCE <u>N/A</u>	Par <u>0</u>	Clear/Demo <u>N/A</u>
Excess <u>N/A</u>	Cre <u>0</u>	Permit to Enters <u>N/A</u>
Mitigation <u>N/A</u>		Condemnation <u>N/A</u>
		USA Involvement <u>No</u>

**4. Provide a general description of the right of way and excess lands required (zoning, use, major improvements, critical or sensitive parcels, etc.).**

The project requires a temporary construction easement in order to widen bridge. The parcel is owned by Sacramento County Sanitation District.

**5. Are any properties acquired for this project expected to be rented, leased, or sold?**

Yes \_\_\_\_\_ No  X

**6. Are RAP displacements required?**

Yes \_\_\_\_\_ No  X

No. of single family  N/A

No. of business/nonprofit  N/A

No. of multi-family  N/A

No. of farms  N/A

Based on Draft/Final Relocation Impact Statement/Study dated \_\_\_\_\_ N/A

N/A  Sufficient replacement housing will be available without last resort housing.

N/A  Sufficient replacement housing will not be available without last resort housing.

**7. Is there an effect on assessed valuation?**

Yes \_\_\_\_\_ No  X  Not Significant \_\_\_\_\_

**8. Are there any items of Construction Contract Work?**

Yes \_\_\_\_\_ No  X

There is no Construction Contract Work associated with the project.

**9. Are utility facilities or rights of way affected?**

Yes  X  No \_\_\_\_\_

**Names of Utility Companies requiring verification only.**

PG&E-gas&electric, Sac County Water Agency, AT&T, Verizon

**Names of Utility Companies requiring involvements.**

None

**Additional information concerning Utility Involvement on this project.**

This is phase 2 of the project, there are no utility conflicts/relocations in this phase. Potholing money has been requested by the P.E. therefore put into this estimate.

**10. Are railroad facilities or rights of way affected?**

Yes  X  No \_\_\_\_\_ Phase 4 Capital  \$0

None. An abandoned railroad r/w exists within the project limits.

**11. Is Right of Way within USA Land boundaries?**

Yes \_\_\_\_\_ No  X  Phase 4 Capital  \$0

**Agencies Involved:**

US Forest Service \_\_\_\_\_

BLM \_\_\_\_\_

Army Corps of Engineers \_\_\_\_\_

National Parks \_\_\_\_\_

BIA \_\_\_\_\_

Veterans Administration \_\_\_\_\_

US Fish & Wildlife \_\_\_\_\_

GSA \_\_\_\_\_

**Rights or Permissions to acquire:**

Easement \_\_\_\_\_

Special Use Permit \_\_\_\_\_

Courtesy Letter \_\_\_\_\_

Right of Way Grant \_\_\_\_\_

Cooperative Work Agreement \_\_\_\_\_

Cost Recovery \_\_\_\_\_

Mineral Agreement \_\_\_\_\_

Letter of Concurrence \_\_\_\_\_

Timber Sale \_\_\_\_\_

No Federal Lands on project.

**12. Is an RE Office required for the project?**

Yes  X  No \_\_\_\_\_

**Type of RE Office**

Modular \_\_\_\_\_ Move In \_\_\_\_\_

**13. Were any previously unidentified sites with hazardous waste and/or material found?**

Yes \_\_\_\_\_ None Evident  X

**14. Are there material borrow and/or disposal sites requirec**

No  X  Optional \_\_\_\_\_ Mandatory \_\_\_\_\_

**15. Are there potential relinquishments and/or abandonments?**

Yes \_\_\_\_\_ No  X

**16. Are there any existing and/or potential airspace sites?**

Yes \_\_\_\_\_ No  X

**17. What type of mitigation is required for the project?**

Mitigation for Swainsons Hawk, Giant Gartner Snake, Tiger Salamander, and Wetlands. In addition, permits are requested for Ca Department of Fish & Wildlife, Regional Water Quality Control Board, and the US Army Corp of Engineers.

**18. Is it anticipated that Caltrans will perform all Right of Way work?**

Yes  X  No \_\_\_\_\_

**19. Indicate the anticipated Right of Way schedule and lead time requirements.**

Right of Way Lead Time will require a minimum of **18** months after Project Approval and Environmental document and receipt of appraisal maps, utility conflict maps, environmental clearances (HMDD) and Certificate of Sufficiency (COS).

Additionally a minimum of **15** months prior to certification will be required from submittal of the last map or revision

**20. Assumptions and limiting Conditions: (Check boxes that apply.)**

- The mapping did not provide sufficient detail to determine the limits of the right of way required.
- The transportation facilities have not been sufficiently designed to determine the damages to any of the remainder parcels affected by the project.
- Additional right of way requirements are anticipated, but are not defined due to the preliminary nature of the early design requirements.
- Design will secure necessary encroachment permits from local agencies.
- The land required was increased as the design maps do not accurately reflect the right of way line.
- This estimate was based on design maps provided 04/2013

Evaluation Prepared By:

Right of Way *Kelly J. Cummings*  
KELLY J. CUMMINGS

Date 5/15/13

Reviewed By

RW Planning & Management: *Kristen Pulliam*  
KRISTEN PULLIAM

Date 5/24/13

I have personally reviewed this Right of Way Data Sheet and all supporting information. I certify that the probable Highest and Best Use, estimated values, escalation rates and assumptions are reasonable and proper, subject to the limiting conditions set forth, and I find this Data Sheet to be complete and current.

*Bruce C. Wilson*  
BRUCE C. WILSON  
Senior Right of Way Agent  
Project Delivery Branch  
Marysville

5/16/13  
Date

*Ginger Congi*  
GINGER CONGI  
Interim Assistant Chief  
North Region Right of Way  
Marysville

5/20/2013  
Date

**MEMORANDUM**

**To:** SAM JORDAN  
Project Manager

**Date:** May 13, 2013

Attention: Assistant Project Manager

**File:** 03-SAC-5 PM 13.1/22.5

EFIS: 300000454

EA: 3C000

Alternate No.: 2

**From:** GINGER CONGI *gc*  
Interim Assistant Chief  
North Region Right of Way

Construct HOV Lanes

**Subject:** XPM Resource Hours for Right of Way

Please adjust the hours in XPM for this project as follows and remove all other resource line items except those previously charged to. Do not include this document in the Project Report.

Task	Resource ID	Task Description	Hours
100.05	03.400	Project Management-PID Component	20
100.10	03.400	Project Management-PA&ED Component	20
100.15	03.400	Project Management-PS&E Component	20
100.25	03.400	Project Management-RW Component	30
150	03.400	Develop Project Initiation Document (PID)	50
160	03.400	Perform Preliminary Engineering Studies & Draft Project Report	64
165.10	03.400	General Environmental Studies	-
170.10	03.400	Permits	6
170.15	03.400	Railroad Agreements	-
170.25	03.400	Agreement for Non Commercial Material Sites	-
175.10	03.400	Public Hearings	-
180	03.400	Prepare & Approve Project Report & Final Environmental	6
185	03.400	Prepare Base Maps & Plan Sheets during PS&E Development	117
195.40	03.400	Property Management	-
195.45	03.400	Excess Land	-
200.15	03.400	Approve Utility Relocation Plan	-
200.20	03.400	Utility Relocation Package	-
200.25	03.400	Utility Relocation Management	-
200.30	03.400	Utility Close Out	20
205.10	03.400	Permits	14
205.15	03.400	Railroad Agreements	4
205.25	03.400	Agreement Material Sites	-
225.50	03.400	Parcel and Project Documentation	20
225.60	03.400	RW Appraisals	80
225.65	03.400	RW Acquisitions	80
225.70	03.400	RW Relocation Assistance	-
225.75	03.400	RW Clearance	-
225.80	03.400	RW Condemnation	20
235.05	03.400	Environmental Mitigation	292
235.10	03.400	Detailed Site Investigation for Hazardous Waste	26
245.50	03.400	Parcel and Project Documentation	10
245.60	03.400	RW Appraisals	20
245.65	03.400	RW Acquisitions	20
245.70	03.400	RW Relocation Assistance	-
245.75	03.400	RW Clearance	-
245.80	03.400	RW Condemnation	60
255	03.400	Circulate, Review and Prepare Final District PS&E Package	-
270	03.400	Construction Engineering and General contract Administration	40
285	03.400	Contract Change Order Administration	-
Total Hours for This Project:			1,039