

# California High-Speed Train Project



## Request for Proposal for Design-Build Services

**RFP No.: HSR 11-16**  
**Book 3, Part A: Interim Policy to Reference Caltrans'  
Right of Way Manual**

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# Table of Contents

## **PART A - INTERIM POLICY TO REFERENCE CALTRANS' RIGHT OF WAY MANUAL .. A-1**

1	BACKGROUND.....	A-1
2	PURPOSE .....	A-1
3	INTERIM POLICY .....	A-2
4	ACKNOWLEDGEMENT .....	A-2

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# **PART A - Interim Policy to Reference Caltrans' Right of Way Manual**

## **1 Background**

The California High-Speed Rail Authority (the Authority) is responsible for the development and operation of the California High-Speed Train Project (the Project). To ensure compliant and consistent application of Federal and State mandates, the Authority is developing policies and procedures that will lead to the acquisition and management of property rights in a conforming, fiscally sound and publicly acceptable manner. Such procedures will provide for acquiring and managing property rights through purchase, easement, lease or other legal instruments, including condemnation when necessary, that supports the Authority objectives. These policies and procedures will be conducted consistently throughout the state-wide project and shall strive for these activities to be judged by the public, stakeholders and other third parties as being conducted in a fair and transparent manner.

The initial Project segment will be for the design and construction of civil infrastructure and track work in the Central Valley for a distance of about 130 miles, which involves the acquisition of property rights on more than 1,100 parcels of land. In order to proceed with acquisition of these property rights, the Authority must implement a set of proven standards and procedures for acquisition and management of property rights in a timely way that supports the required construction schedule.

Caltrans has a Right of Way Manual that has stood the test of time for acquiring property rights for projects that are, in many respects, similar to those projects being developed by the Authority. However, there are some requirements that are unique to the Project; therefore, the Authority has begun developing its own Right of Way Manual for long-term application. Caltrans has given its permission for the Authority to utilize the Caltrans' Right of Way Manual in connection with the Authority's preparation of right of way materials for use by the Authority.

## **2 Purpose**

This document is for the purpose of establishing an interim policy, pending issuance of an Authority Right of Way Manual, for application of compliant and consistent procedures for the acquisition and management of real property to enable development and operation of the Project.



### **3 Interim Policy**

Since time is of the essence to acquire property, and the Caltrans' Right of Way Manual addresses all relevant real property functional categories for which the Authority is concerned in developing the Project, including appraisals, right of way engineering, corridor preservation, estimating, acquisition, demolition, utility relocations, airspace, condemnation, relocation assistance, property management, and excess lands, the Authority will utilize the Caltrans' Right of Way Manual for guidance and direction on an interim basis until such time that the Authority has its own Right of Way Manual.

Therefore, as an interim policy, the Authority staff and consultants shall apply the provisions of the Caltrans' Right of Way Manual, where applicable, in all activities associated with acquiring and managing real property for the support of the Project. These policies and procedures shall be conducted consistently throughout the state-wide project. Exceptions, if any, shall be expressly exempted in writing by the Authority Director of Real Property. The Authority staff and consultants shall strive for these activities to be judged by the public, stakeholders and other third parties as being conducted in a fair and transparent manner.

This interim policy remains in effect until modified or cancelled in writing by appropriate the Authority.

### **4 Acknowledgement**

It is acknowledged that the Caltrans' Right of Way Manual is a common law copyright document and its use as described and contemplated in this interim policy is conditional upon compliance with the attached Disclaimer and Acknowledgment signed by the Authority's Director of Real Property, Patricia L. Jones, on June 6, 2011.

