



CITY OF  
**FOLSOM**  
COURTESY OF NATURE

## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/24/2021
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10685 - A Resolution Authorizing the City Manager to Execute an Agreement with Dokken Engineering, Inc. for the Green Valley Road Permanent Easement Acquisition, Project No. PW0804
<b>FROM:</b>	Public Works Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10685 - A Resolution Authorizing the City Manager to Execute an Agreement with Dokken Engineering, Inc. for the Green Valley Road Permanent Easement Acquisition, Project No. PW0804.

### **BACKGROUND / ISSUE**

Utilized by approximately 25,000 vehicles daily, Green Valley Road is a regional arterial connection between the City of Folsom and El Dorado Hills. The Green Valley Road Widening Project construction was completed in July 2019, widening the existing road from two lanes to four lanes from East Natoma Street in Folsom to Sophia Parkway in El Dorado Hills.

In order to complete the project before funding lapsed, the project was constructed under a Temporary Construction Encroachment Permit and Temporary License with the Bureau of Reclamation. The Temporary License allows the City to operate and maintain the roadway with a 5-year term that can be renewed five times for a total of 25-years.

### **POLICY / RULE**

Road Right-of-Way shall be owned by the City in Fee Title or provided by a Permanent Easement.

**ANALYSIS**

Dokken Engineering, Inc. provided design services, environmental services and construction support for the project. Their Right-of-Way division assisted staff with acquisition of the Construction Permit and Temporary License from the Bureau of Reclamation (Reclamation).

Acquisition of the Permanent Easement requires knowledge of Reclamation procedures. According to Reclamation staff, it is anticipated that the Permanent Easement process will take several years to complete.

**FINANCIAL IMPACT**

The Green Valley Road Permanent Easement acquisition was included in the Fiscal Year 2021-22 budget for \$150,000 utilizing Transportation Improvement Fund (Fund 446). The cost of the property will not be known until the appraisal phase of the acquisition process.

Budgeted Amount (Fund 446)	\$150,000
Dokken Engineering, Inc. Contract	\$95,811
Property Cost	Unknown

**ENVIRONMENTAL REVIEW**

CEQA and NEPA was completion during construction.

**ATTACHMENTS**

1. Resolution No. 10685 - A Resolution Authorizing the City Manager to Execute an Agreement with Dokken Engineering, Inc. for the Green Valley Road Permanent Easement Acquisition, Project No. PW0804
2. Scope of Services for Green Valley Road Project

Submitted,



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Dave Nugen, PUBLIC WORKS DIRECTOR

Attachment 1

Resolution No. 10685

**RESOLUTION NO. 10685**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH DOKKEN ENGINEERING, INC. FOR THE GREEN VALLEY ROAD PERMANENT EASEMENT ACQUISITION, PROJECT NO. PW0804**

**WHEREAS**, the City of Folsom has widened Green Valley Road to four travel lanes, with a painted median and Class 2 bicycle lanes from East Natoma Street in Folsom to Sophia Parkway in El Dorado County (Project); and

**WHEREAS**, Dokken Engineering, Inc. is the Engineer of Record for the project; and

**WHEREAS**, Dokken Engineering, Inc. has provided preliminary right-of-way, environmental monitoring, design support, and record survey is a component of construction engineering; and

**WHEREAS**, the City of Folsom has completed the construction of the Green Valley Widening Project in July 2019; and

**WHEREAS**, the City of Folsom currently has a 5-year Temporary License from the Bureau of Reclamation with the ability to renew four more times for 25-years total to operate and maintain Green Valley Road; and

**WHEREAS**, the City of Folsom desires to have a permanent easement in perpetuity to operate and maintain Green Valley Road on Bureau of Reclamation property; and

**WHEREAS**, Dokken Engineering, Inc. has the ability and staff to assist the City of Folsom in the acquisition of a permanent easement for Green Valley Road; and

**WHEREAS**, funds are available in the Transportation Improvement Fund (Fund 446), in the Green Valley Road Widening Project No. PW0804 for FY 2021-22; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to Execute an Agreement with Dokken Engineering, Inc. for \$95,811 for the Green Valley Road Permanent Easement Acquisition, Project No. PW0804.

**PASSED AND ADOPTED** this 24<sup>th</sup> day of August 2021, by the following roll-call vote:

**AYES:** Councilmember(s):  
**NOES:** Councilmember(s):  
**ABSENT:** Councilmember(s):  
**ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Michael D. Kozlowski, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

## Attachment 2

### Green Valley Road – Scope of Services



## SCOPE OF SERVICES

Provided below is summary of the scope of services Dokken Engineering will provide, as required, for the Green Valley Road Project.

**TASK 3.1 APPRAISAL PROCESS** – The City of Folsom requires an appraisal for a permanent roadway easement from Bureau of Reclamation. An appraisal will be completed by licensed General Real Estate Appraisers will comply with all laws applicable to the specific appraisal and the Uniform Standards of Professional Appraisal Practice 49 CFR 24.2(a)(3). The appraisal will include a summary and a complete analysis for all valuation conclusions. Documentation obtained during the inspection, such as pictures, will be included in each report. Title information pertaining to ownership, drawings, and information relative to the parcel will be reviewed by the appraiser.

**TASK 3.2 PLAT MAPS AND LEGAL DESCRIPTIONS** - UNICO will provide the following services necessary to complete its portion of the project. UNICO will prepare plats, legal descriptions, and closure calculations of the lease area in each County (Sacramento and El Dorado). UNICO will prepare preliminary pdf copies of plats and legal descriptions for agency review. Upon approval, UNICO will prepare final signed and stamped pdf copies for final agreement process.

**TASK 3.3 PRELIMINARY TITLE REPORTS/TITLE RESEARCH** - Dokken Engineering will obtain a title report for Bureau of Reclamation. The Dokken Engineering right of way team will perform all necessary research for the Bureau of Reclamation. Agents may resolve or oversee resolution of problems relating to unusual circumstances with regard to title or ownership and uncover any flaws, noting any exceptions pertaining to property such as mortgage liens, restrictions, easements and rights of way.

**TASK 3.4 NEGOTIATIONS-** After completion of the appraisal process and just compensation determination, Dokken Engineering will negotiate a Permanent Roadway Easement for the new area for Green Valley Road. All “Good Faith Negotiations” will be completed by Dokken Engineering’s Right of Way Team. Dokken Engineering will negotiate with the property owner to arrive at a mutually agreeable settlement and prepare the necessary permanent roadway easement. Dokken Engineering’s Right of Way Agents hold California Real Estate Salesperson’s Licenses and are working under the direct supervision of a California Real Estate Licensed Broker.

**TASK 3.5 ESCROW COORDINATION-** Upon reaching an agreement on the terms and conditions of the permanent roadway easement, Dokken Engineering will be available to assist the Client in the recording of the new easement. Dokken Engineering will supply fully executed agreement along with other supporting information to escrow in order to record the documents. Our right of way team has a California Notary who will be available to notarize any documentation that is required.

**Task 3.6 ENVIRONMENTAL COORDINATION-** Dokken Engineering anticipates that the issuance of a permanent roadway easement will require the preparation of a Natural Environmental Policy Act (NEPA) Categorical Exclusion Checklist (CEC) by the. Dokken Engineering will coordinate with Bureau of Reclamation environmental staff to provide any surveys, mapping, or technical memorandums required to support the NEPA CEC. Should the Bureau of Reclamation determine that a CEC is not the appropriate level of environmental review and approval for the easement, additional scope and fee would be required. Dokken Engineering will also assist the Client with all required California Environmental Quality Act (CEQA) requirements, such as preparing and filing a Notice of Exemption.



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