

REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
7	8/13/12	Open	Action	08/06/12

Subject: Approving a Project Agreement with the County of Sacramento for Two Access Roads within RT's Right of Way at Aerojet Road, Birkmont Road and Folsom Boulevard, and Amending the FY 2013 Capital Budget to Include the Easton Development Grade Crossing Project

ISSUE

Whether to approve the Easton Development Grade Crossing Project Agreement with the Sacramento-Placerville Transportation Corridor Joint Powers Authority (JPA), Sacramento Regional Transit District (RT) and County of Sacramento for public roads within JPA/RT's right of way near Aerojet Road, Birkmont Road and Folsom Boulevard, and Amending the FY 2013 Capital Budget to Include the Easton Development Grade Crossing Project.

RECOMMENDED ACTION

Adopt Resolution No. 12-08-_____, Approving the Easton Development Grade Crossing Project Agreement with the Sacramento-Placerville Transportation Corridor Joint Powers Authority, Sacramento Regional Transit District and County of Sacramento for Two Public Roads within JPA/RT's Right of Way at Aerojet Road, Birkmont Road (Formerly Alabama Avenue) and Folsom Boulevard, and Amending the FY 2013 Capital Budget to Include the Easton Development Grade Crossing Project.

FISCAL IMPACT

RT received a one-time fee of \$71,771 from Easton Development in November 2011 to compensate RT for the granting of two easements pending Board approval. The Project Agreement requires the County to compensate RT for all other costs associated with the grade crossing project, currently estimated at \$50,000 (by RT Engineering).

DISCUSSION

The subject property is within the Sacramento-Placerville Transportation Corridor Joint Powers Authority's (JPA) rail right of way, over which RT has an easement interest. These properties are located in the vicinity of Aerojet Road, Birkmont Road (formerly Alabama Avenue) and Folsom Boulevard and are further identified in Attachments "A" and "B".

The County of Sacramento (County) submitted a request for an Easement for two existing RT-owned private road crossings. The County will convert the private road crossings into public roads. The County will construct and maintain a 73.5-foot long public access road approximately 151-foot wide located at Aerojet Road and Folsom Boulevard. In addition, the County will construct

Approved:

Presented:

Final 8/6/12

General Manager/CEO

Real Estate Administrator

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Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
7	8/13/12	Open	Action	08/16/12

Subject: Approving a Project Agreement with the County of Sacramento for Two Access Roads within RT's Right of Way at Aerojet Road, Birkmont Road and Folsom Boulevard, and Amending the FY 2013 Capital Budget to Include the Easton Development Grade Crossing Project

and maintain approximately 167-foot long public access road approximately 105.6-foot wide located at Birkmont Road and Folsom Boulevard, within RT's right of way.

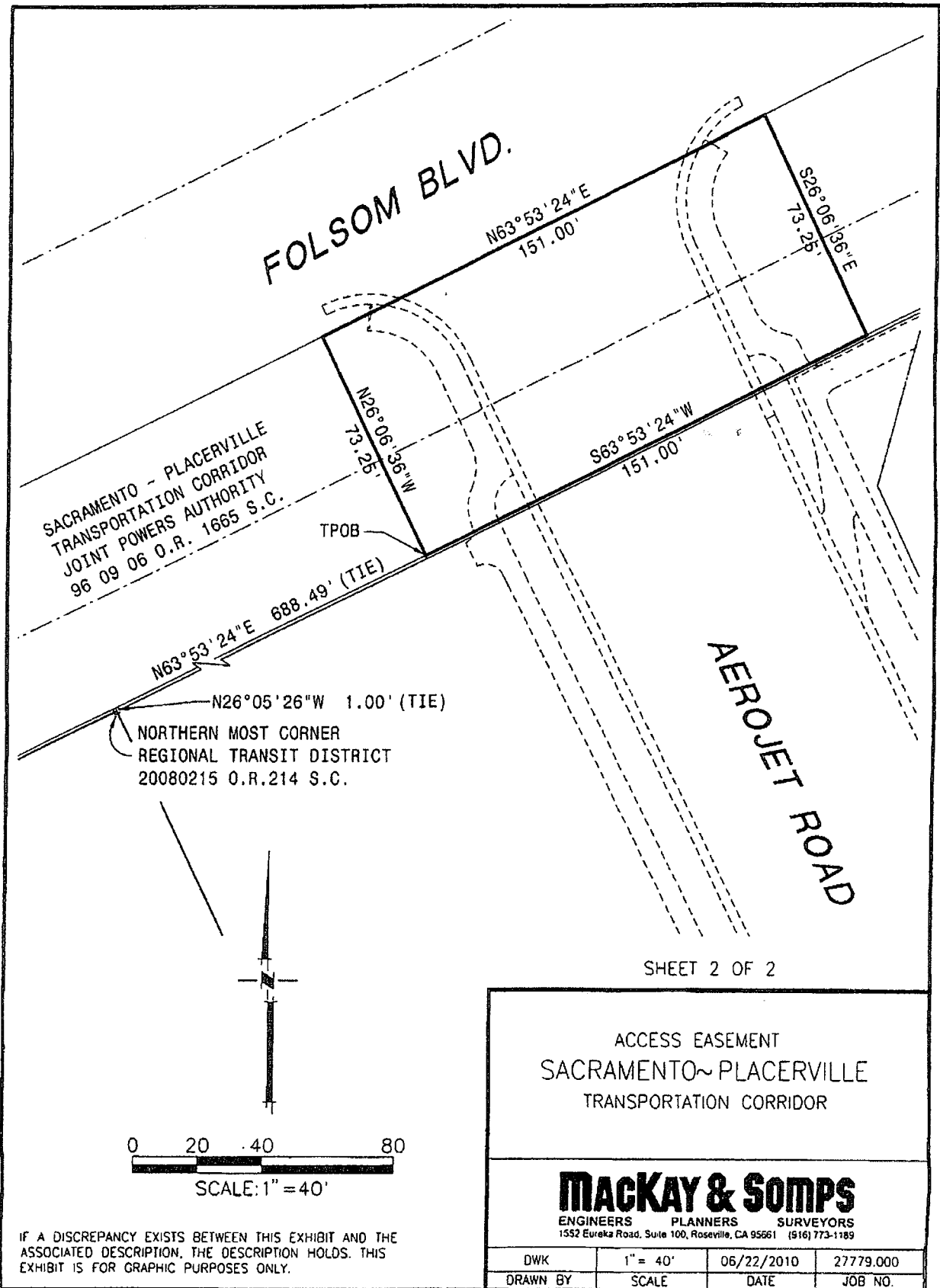
Upgrading the roads will require modifications to RT's existing grade crossing equipment. Because of the degree of required involvement by RT, staff has prepared a Project Agreement to address compensation for RT's services in support of the Project and granting of the requested easement. RT will invoice the County, and County agrees to pay RT's full actual costs for providing services and reviews for the Project. These costs are currently estimated at \$50,000.

Pursuant to the terms of the Project Agreement, RT and the JPA will also grant the County of Sacramento an easement in gross for two public roads within the rail right of way. The easement interest is in perpetuity. RT received a one-time payment of \$71,771 for the interests, which represents the assessed market value of the easement interest.

The County will reconstruct the road crossings to public road standards to support the Easton Project (Easton). The Boroughs of Easton is a master-planned community designed by GenCorp Realty Investments, which is the real estate division of GenCorp, Inc and parent company of Easton Development Company, LLC. The Easton Project is a 6000-acre tract of land located near Highway 50 and Folsom Boulevard. The transit-oriented development will be separated into five mixed-use communities of residential housing, commercial, retail and office space within walking distance to light rail. The project was planned with an emphasis on transit, smart growth and sustainability.

Staff recommends approval of the Easton Development Grade Crossing Project Agreement between the JPA, RT and the County of Sacramento for two public roads within rail right of way in the Amtrak/Folsom Corridor, and amending the FY 2013 Capital Budget.

ATTACHMENT "A"



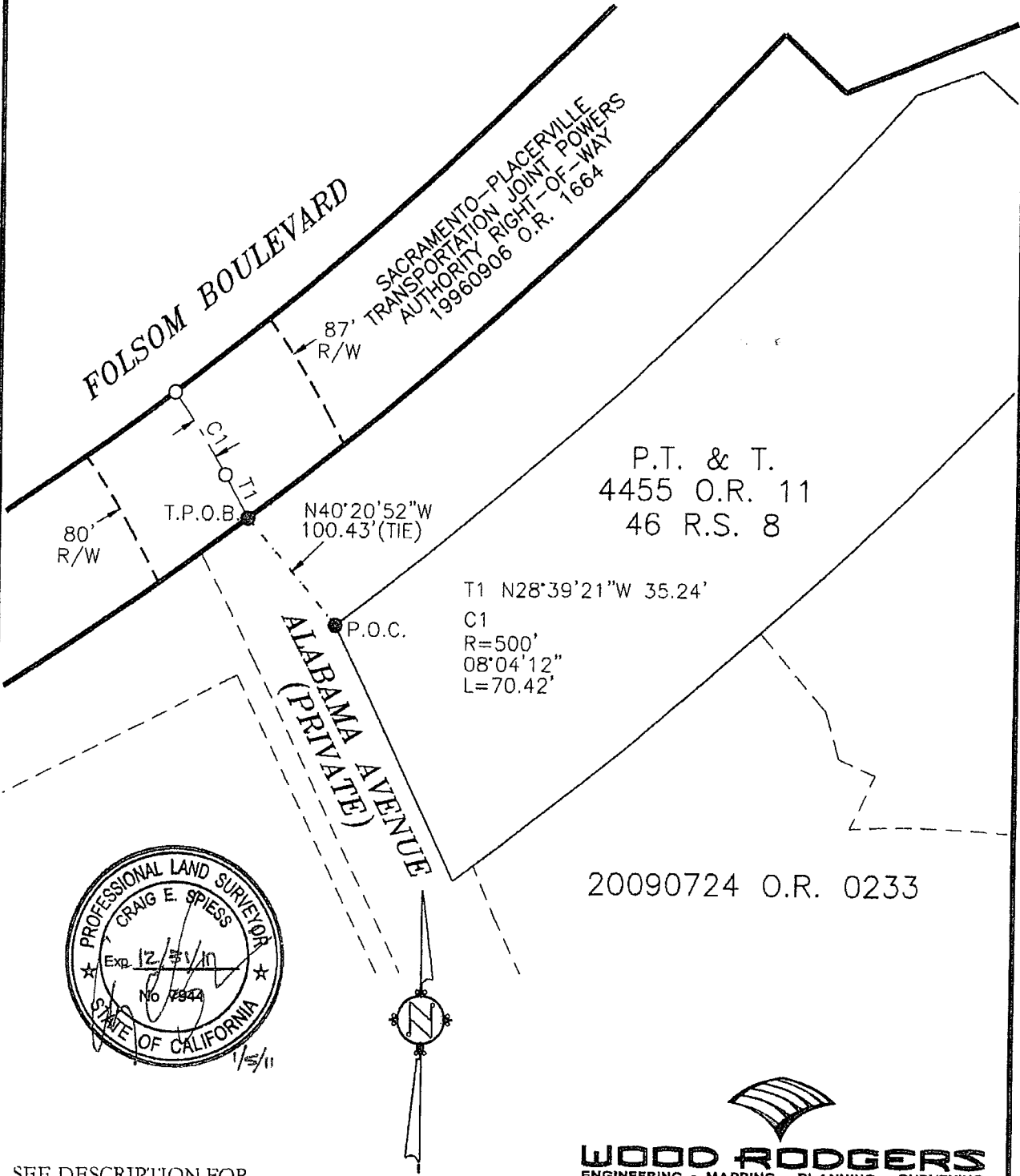
IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

6-22-2010 09:19:37 akopp P:\27779\Roads\Aerojet\survey-MS\mapping\plots\RT Access easement AJ road.dwg
There are no references in this drawing.

ATTACHMENT "B"

PLAT TO ACCOMPANY
DESCRIPTION

GLENBOROUGH AT EASTON
RIGHT-OF-WAY EASEMENT
PORTION OF 19960906 O.R. 1664
COUNTY OF SACRAMENTO STATE OF CALIFORNIA



SEE DESCRIPTION FOR
COURSE INFORMATION

SCALE: 1"=100'



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RESOLUTION NO. 12-08-_____

Adopted by the Board of Directors of the Sacramento Regional Transit District on this date:

August 13, 2012

APPROVING THE EASTON DEVELOPMENT GRADE CROSSING PROJECT AGREEMENT WITH THE SACRAMENTO-PLACERVILLE TRANSPORTATION CORRIDOR JOINT POWERS AUTHORITY, SACRAMENTO REGIONAL TRANSIT DISTRICT AND COUNTY OF SACRAMENTO FOR TWO PUBLIC ROADS WITHIN JPA/RT'S RIGHT OF WAY AT AEROJET ROAD, BIRKMONT ROAD (FORMERLY ALABAMA AVENUE) AND FOLSOM BOULEVARD, AND AMENDING THE FY 2013 CAPITAL BUDGET TO INCLUDE THE EASTON DEVELOPMENT GRADE CROSSING PROJECT

BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE SACRAMENTO REGIONAL TRANSIT DISTRICT AS FOLLOWS:

THAT, the Easton Development Grade Crossing Project Agreement between the Sacramento-Placerville Transportation Corridor Joint Powers Authority, therein referred to as "JPA," the Sacramento Regional Transit District, therein referred to as "RT", and the County of Sacramento,(therein "County") whereby County agrees to reimburse RT for providing support services to the project and JPA/RT will grant County a non-exclusive easement in gross for two public roads within the Amtrak/Folsom Corridor, is hereby approved.

THAT, the FY 2013 Capital Budget is hereby amended to include the Easton Development Grade Crossing Support Project.

THAT, the General Manager/CEO is hereby authorized and directed to execute said Project Agreement and the Easement to be conveyed pursuant to said Project Agreement..

BONNIE PANNELL, Chair

A T T E S T:

MICHAEL R. WILEY, Secretary

By: _____
Cindy Brooks, Assistant Secretary