

REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
8	06/25/12	Open	Action	06/19/12

Subject: Approving Easement Agreements to install utilities within RT's right of way at Birkmont Road

ISSUE

Whether to approve three (3) Easement Agreements to install utilities within JPA/RT's right of way at Birkmont Road and Folsom Boulevard.

RECOMMENDED ACTION

- A. Adopt Resolution No. 12-06-_____, Approving Easement Agreement with the Sacramento-Placerville Transportation Corridor Joint Powers Authority, Sacramento Regional Transit District (RT) and Easton Development Company, LLC for a water line within JPA/RT's Right of Way Near Birkmont Road (Formerly Alabama Avenue) and Folsom Boulevard; and
- B. Adopt Resolution No. 12-06-_____, Approving Easement Agreement with the Sacramento-Placerville Transportation Corridor Joint Powers Authority, Sacramento Regional Transit District (RT) and Easton Development Company, LLC for public utilities within JPA/RT's Right of Way Near Birkmont Road (Formerly Alabama Avenue) and Folsom Boulevard; and
- C. Adopt Resolution No. 12-06-_____, Approving Easement Agreement with the Sacramento-Placerville Transportation Corridor Joint Powers Authority, Sacramento Regional Transit District (RT) and Easton Development Company, LLC for electrical utilities within JPA/RT's Right of Way Near Birkmont Road (Formerly Alabama Avenue) and Folsom Boulevard.

FISCAL IMPACT

RT received a one-time fee of \$14,043 in November 2011 in anticipation of approval of the easement agreements.

DISCUSSION

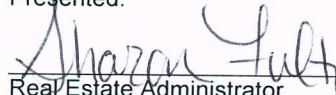
The subject property is within the Sacramento-Placerville Transportation Corridor Joint Powers Authority's (JPA) rail right of way, over which RT has an easement interest. This property is located in the vicinity of Birkmont Road (formerly Alabama Avenue) and Folsom Boulevard and is further identified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

Easton Development Company, LLC (Easton) is developing a master-planned community called the Boroughs of Easton. The Boroughs is a 6000-acre tract of land that will be separated into five mixed-use communities of residential housing, commercial, retail and office space. The utility

Approved:


General Manager/CEO

Presented:


Real Estate Administrator

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easements are required to support the development project. The requested easements will be submitted as individual agreements.

Easton Development Company, LLC submitted a request for a 20-foot wide easement to install and maintain a transverse underground 16-inch diameter water line approximately 106 feet in length at a minimum depth of 6 feet below RT's tracks located near Birkmont Road and Folsom Boulevard, within RT's right of way.

Easton also requested an easement interest for a 15-foot wide public utility easement (PUE) approximately 106 feet in length to allow utility companies to construct and maintain utilities near Birkmont Road and Folsom Boulevard, within RT's right of way.

In addition, Easton Development Company, LLC requested an 18-foot wide easement interest approximately 106 feet in length at a minimum depth of 6 feet below RT's tracks to allow SMUD to install and maintain electrical utilities at Birkmont Road and Folsom Boulevard, within RT's right of way.

Pursuant to the terms of the Easement Agreements, RT and the JPA will grant the Easton Development Company, LLC easements in gross over the areas within the rail right of way that houses the utilities. The easement interests will be in perpetuity. RT received a one-time payment of \$14,043 for the interests, which represents the assessed market value of the easement interests. Easton has agreed to reimburse RT for costs associated with work to be done under the Easements.

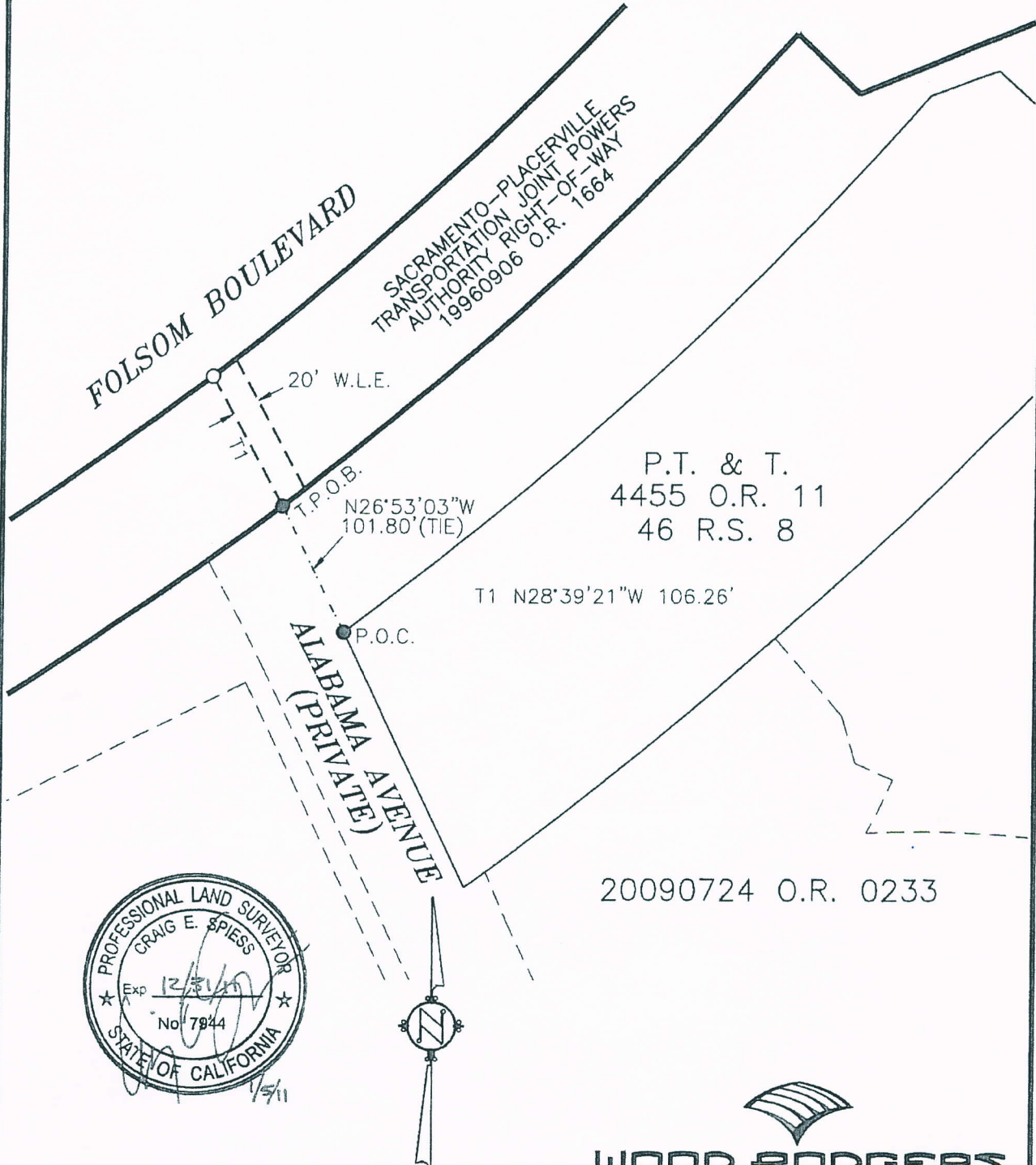
Staff recommends that the Board adopt the attached resolutions:

- A. Approving Easement Agreement with the Sacramento-Placerville Transportation Corridor Joint Powers Authority, Sacramento Regional Transit District (RT) and Easton Development Company, LLC for a water line within JPA/RT's Right of Way Near Birkmont Road (Formerly Alabama Avenue) and Folsom Boulevard; and
- B. Approving Easement Agreement with the Sacramento-Placerville Transportation Corridor Joint Powers Authority, Sacramento Regional Transit District (RT) and Easton Development Company, LLC for public utilities within JPA/RT's Right of Way Near Birkmont Road (Formerly Alabama Avenue) and Folsom Boulevard; and
- C. Approving Easement Agreement with the Sacramento-Placerville Transportation Corridor Joint Powers Authority, Sacramento Regional Transit District (RT) and Easton Development Company, LLC for electrical utilities within JPA/RT's Right of Way Near Birkmont Road (Formerly Alabama Avenue) and Folsom Boulevard.

ATTACHMENT "A"

PLAT TO ACCOMPANY
DESCRIPTION

GLENBOROUGH AT EASTON
WATER LINE EASEMENT
PORTION OF 19960906 O.R. 1664
COUNTY OF SACRAMENTO STATE OF CALIFORNIA



SEE DESCRIPTION FOR
COURSE INFORMATION

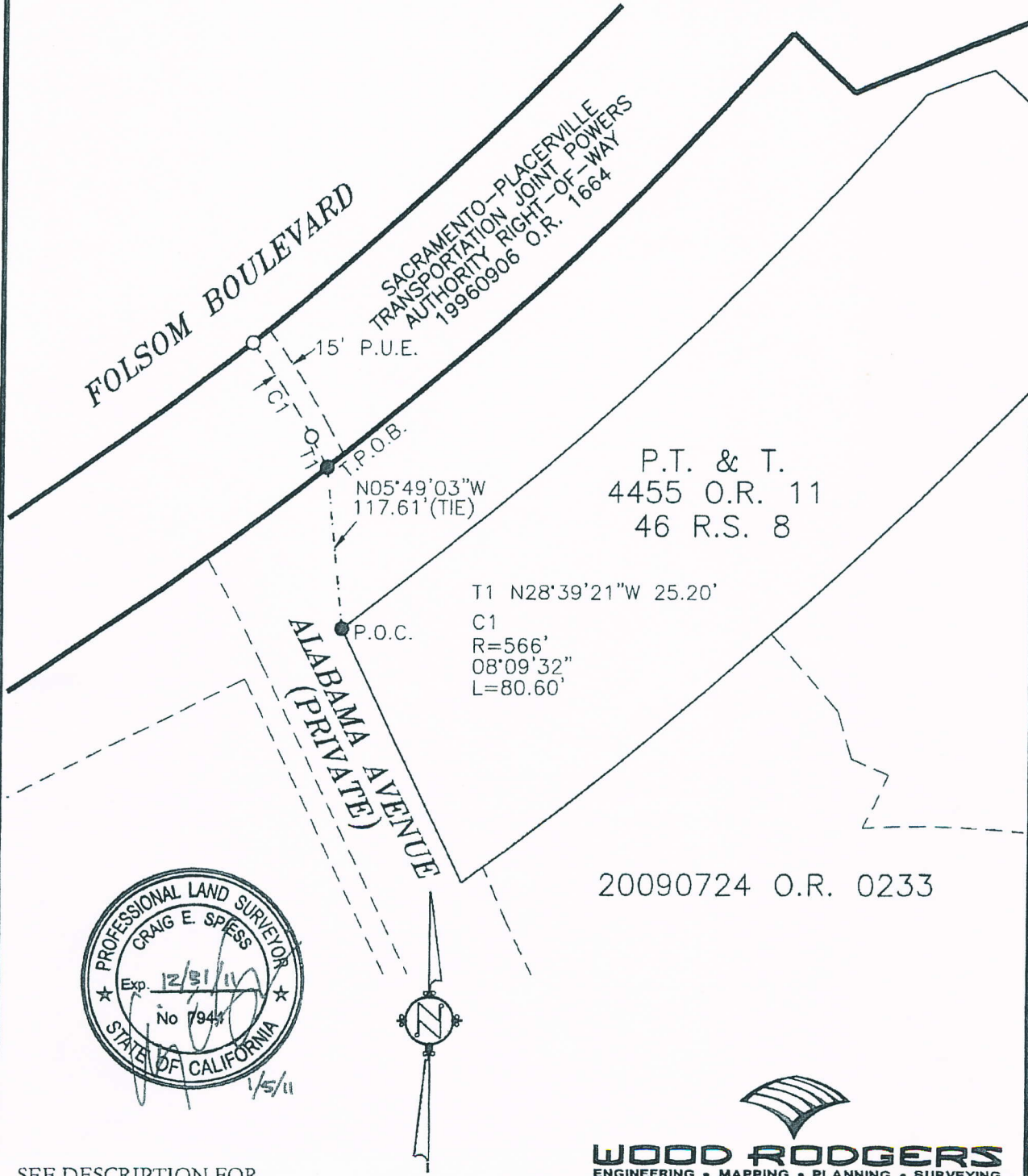
SCALE: 1"=100'

WOOD RODGERS
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3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

ATTACHMENT "B"

PLAT TO ACCOMPANY
DESCRIPTION

GLENBOROUGH AT EASTON
PUBLIC UTILITY EASEMENT
PORTION OF 19960906 O.R. 1664
COUNTY OF SACRAMENTO STATE OF CALIFORNIA



SEE DESCRIPTION FOR
COURSE INFORMATION

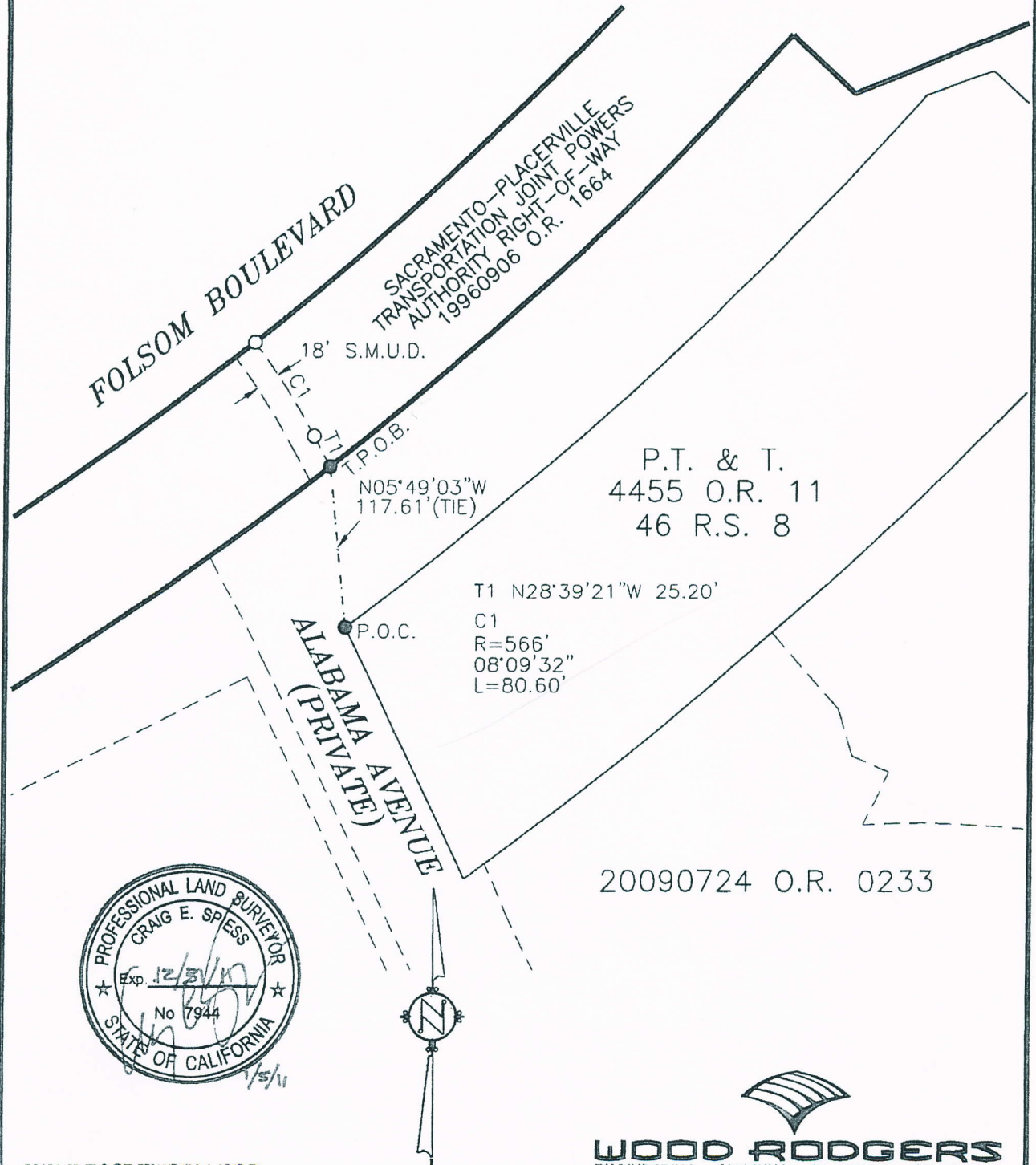
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ATTACHMENT "C"

PLAT TO ACCOMPANY
DESCRIPTION

GLENBOROUGH AT EASTON
S.M.U.D. 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. 12-06-_____

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

June 25, 2012

**APPROVING EASEMENT AGREEMENT WITH THE SACRAMENTO-PLACERVILLE
TRANSPORTATION CORRIDOR JOINT POWERS AUTHORITY,
SACRAMENTO REGIONAL TRANSIT DISTRICT (RT) AND EASTON
DEVELOPMENT COMPANY, LLC FOR A WATER LINE WITHIN JPA/RT'S
RIGHT OF WAY NEAR BIRKMONT ROAD (FORMERLY ALABAMA AVENUE)
AND FOLSOM BOULEVARD**

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

THAT, the Easement 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" (collectively referred to therein as "Grantor"), and Easton Development Company, LLC, therein referred to as "Grantee," whereby Grantor grants a non-exclusive easement in gross for the purpose of installing and maintaining a water line at least 6' below the top of RT's light rail tracks along the Amtrak/Folsom Corridor, is hereby approved.

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

BONNIE PANNELL, Chair

A T T E S T:

MICHAEL R. WILEY, Secretary

By:

Cindy Brooks, Assistant Secretary

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June 25, 2012

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TRANSPORTATION CORRIDOR JOINT POWERS AUTHORITY,
SACRAMENTO REGIONAL TRANSIT DISTRICT (RT) AND EASTON
DEVELOPMENT COMPANY, LLC FOR PUBLIC UTILITIES EASEMENT
WITHIN JPA/RT's RIGHT OF WAY NEAR BIRKMONT ROAD (FORMERLY
ALABAMA AVENUE) AND FOLSOM BOULEVARD**

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

THAT, the Easement 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" (collectively referred to therein as "Grantor"), and Easton Development Company, LLC, therein referred to as "Grantee," whereby Grantor grants a non-exclusive easement in gross for the purpose of installing and maintaining public utilities least 6' below the top of RT's light rail tracks along the Amtrak/Folsom Corridor, is hereby approved.

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

BONNIE PANNELL, Chair

A T T E S T:

MICHAEL R. WILEY, Secretary

By: _____
Cindy Brooks, Assistant Secretary

RESOLUTION NO. 12-06-_____

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TRANSPORTATION CORRIDOR JOINT POWERS AUTHORITY,
SACRAMENTO REGIONAL TRANSIT DISTRICT (RT) AND EASTON
DEVELOPMENT COMPANY, LLC FOR ELECTRICAL UTILITIES WITHIN
JPA/RT'S RIGHT OF WAY NEAR BIRKMONT ROAD (FORMERLY ALABAMA
AVENUE) AND FOLSOM BOULEVARD**

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

THAT, the Easement 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" (collectively referred to
therein as "Grantor"), and Easton Development Company, LLC, therein referred to as
"Grantee," whereby Grantor grants a non-exclusive easement in gross for the purpose of
installing and maintaining underground utilities at least 6' below the top of RT's light rail
tracks along the Amtrak/Folsom Corridor, is hereby approved.

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

BONNIE PANNELL, Chair

A T T E S T:

MICHAEL R. WILEY, Secretary

By: _____
Cindy Brooks, Assistant Secretary