

REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
2	08/28/17	Open	Action	08/18/17

Subject: Approving Easement from Sacramento-Placerville Transportation Corridor Joint Powers Authority to City of Sacramento for Street Improvements and Utilities

ISSUE

Whether to approve an Easement with the City of Sacramento for the construction and maintenance of street improvements and utilities within the Sacramento-Placerville Transportation Corridor Joint Powers Authority (JPA) property located west of 65th Street south of Q Street.

RECOMMENDED ACTION

Adopt Resolution No. 17-08-_____, Approving an Easement with the City of Sacramento to Construct and Maintain Public Street Improvements and Utilities within the Sacramento-Placerville Transportation Corridor Joint Powers Authority (JPA) Property Located West of 65th Street South of Q Street.

FISCAL IMPACT

Approval of the Easement would result in SacRT receiving a one-time payment of \$500, which is the appraised value of the easement based on the appraisal prepared by Pattison & Associates, Inc.

DISCUSSION

The subject property is within the Sacramento-Placerville Transportation Corridor Joint Powers Authority's (JPA) rail right of way, over which SacRT has an easement interest. This property is located west of 65th Street and south of Q Street (APN: 015-0010-038-0000) and is further identified in Attachments A and B.

In February 2005, the Board approved a Joint Development Agreement and Easement Agreement with JPI XXV, LP for a mixed-use development. In 2015, the Board approved amendments to the Joint Development Agreement and Easement Agreement with a successor in interest, JPI IV, LLC (JPI) to permit the construction of two hotels, with a small retail component, instead of the original mixed use development. The easement area granted to JPI is a "no-build" area due to the presence of overhead electrical utilities, and is being used by JPI for vehicle and pedestrian access, circulation and parking needed to develop the site. JPI paid SacRT \$15,000 for the easement, which is exclusive, except that RT patrons are entitled to cross the easement area to access the development and RT may access the property to maintain its facilities. RT cannot grant any third party interests in the easement area without JPI consent. The City of Sacramento has required JPI, as a condition of development, to dedicate a portion of the property over which JPI has an easement for public road improvements, specifically a widened sidewalk and public utilities. This would be adjacent and parallel to the existing 65th Street right of way. The sidewalk has already been constructed.

Approved:

Presented:

Final 08/23/17

General Manager/CEO

VP, Finance/Chief Financial Officer

J:\Board Meeting Documents\2017\12 August 28, 2017\Jackson Properties Public Improvements - Folsom Boulevard.doc

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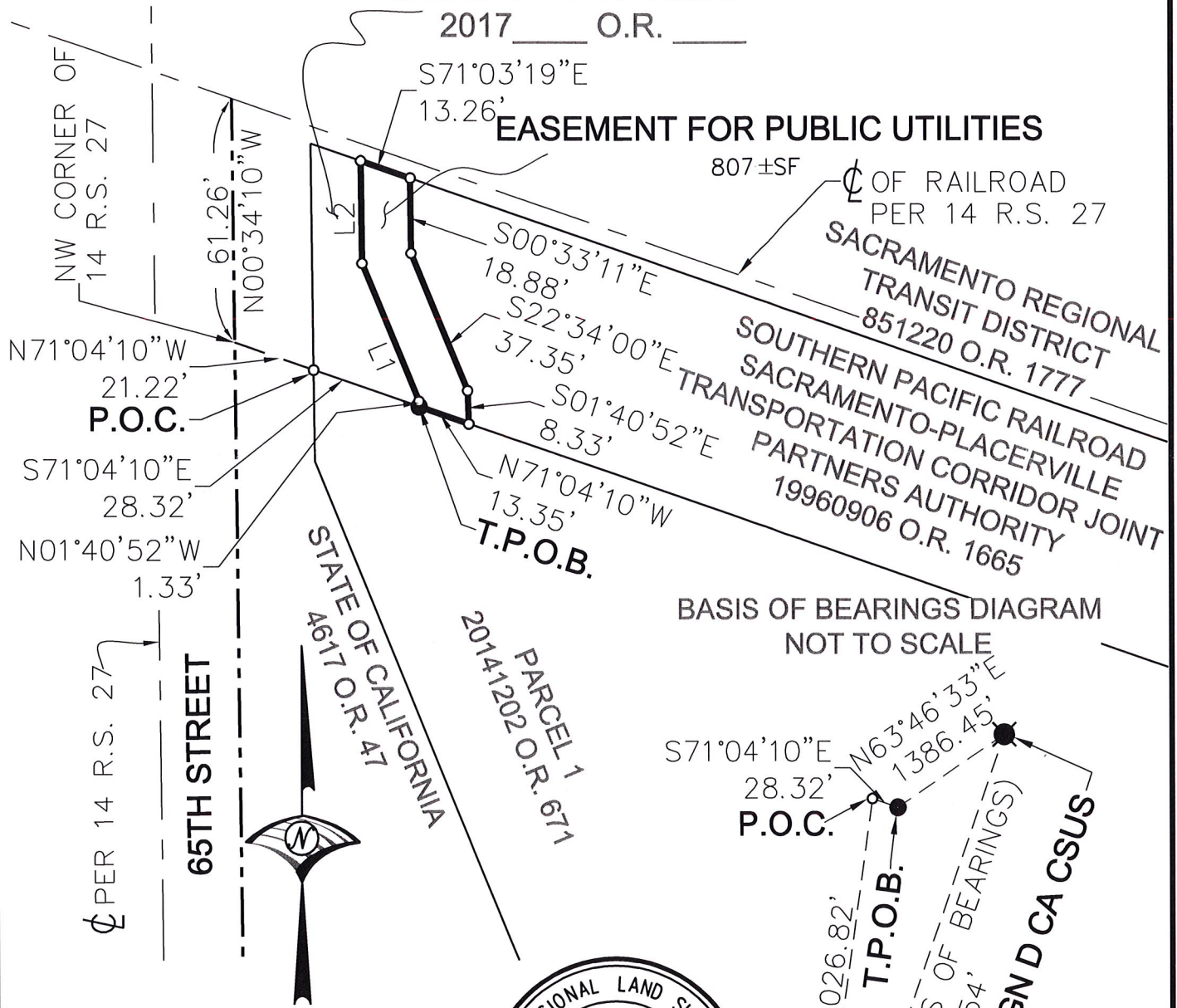
While the JPA is nominally the fee owner of the parcel, and SacRT retains its easement, for all intents and purposes the property is no longer of any value to SacRT due to the exclusive nature of the JPI easement. Consequently, the granting of the easement will have no negative impact on SacRT and may actually increase accessibility to SacRT's rail station due to the widened sidewalk.

Staff recommends approval of the Easement between the JPA, SacRT, JPI IV, LLC and the City of Sacramento for street improvements and utilities adjacent to 65th Street south of Q Street.

EASEMENT FOR PUBLIC ROAD

2017 O.R.

EASEMENT FOR PUBLIC UTILITIES



Line Table - This Sheet Only		
No.	Bearing	Length
L1	N22°34'00"W	37.47'
L2	N0°33'11"W	25.73'



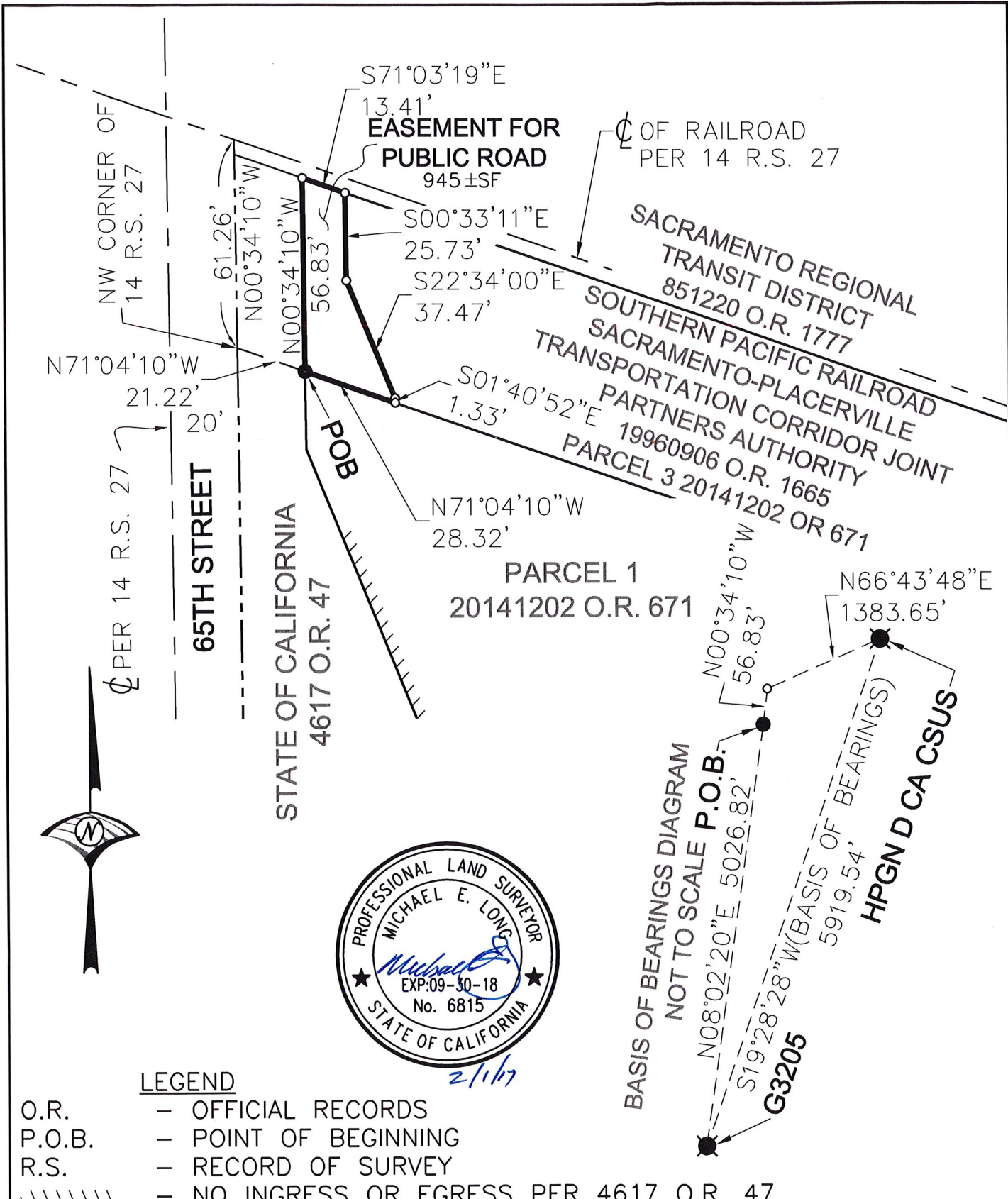
LEGEND

- O.R. - OFFICIAL RECORDS
- P.O.C. - POINT OF COMMENCEMENT
- R.S. - RECORD OF SURVEY
- T.P.O.B. - TRUE POINT OF BEGINNING

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 Sacramento, CA 95816 Fax 916.341.7767

ATTACHMENT A
 EASEMENT FOR PUBLIC UTILITIES
 SOUTHEAST CORNER OF Q STREET AT 65TH STREET
 HAMPTON INN AND SUITES
 CITY OF SACRAMENTO, CALIFORNIA

SCALE: 1"=40'
DATE: 1/31/17
SHEET 1 OF 1



LEGEND

- O.R. — OFFICIAL RECORDS
- P.O.B. — POINT OF BEGINNING
- R.S. — RECORD OF SURVEY
- ////// — NO INGRESS OR EGRESS PER 4617 O.R. 47

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ATTACHMENT "B"
EASEMENT FOR PUBLIC ROAD
SOUTHEAST CORNER OF Q STREET AT 65TH STREET
HAMPTON INN AND SUITES
CITY OF SACRAMENTO, CALIFORNIA

SCALE: 1"=40'
DATE: 1/31/17
SHEET 1 OF 1

RESOLUTION NO. 17-08-_____

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

August 28, 2017

APPROVING AN EASEMENT WITH THE CITY OF SACRAMENTO TO CONSTRUCT AND MAINTAIN PUBLIC STREET IMPROVEMENTS AND UTILITIES WITHIN THE SACRAMENTO-PLACERVILLE TRANSPORTATION CORRIDOR JOINT POWERS AUTHORITY (JPA) PROPERTY LOCATED WEST OF 65TH STREET SOUTH OF Q STREET

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

THAT, the Easement Agreement between JPI IV, LLC (therein referred as JPI), the Sacramento-Placerville Transportation Corridor Joint Powers Authority (therein referred to as "JPA"), the Sacramento Regional Transit District (therein referred to as "SacRT") (collectively referred to therein as "Grantor") and the City of Sacramento (therein referred to as "Grantee), whereby Grantor grants a non-exclusive easement in gross for public street improvements and utilities parallel to the existing 65th Street road right of way with consideration of \$500 paid by JPI, is hereby approved.

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

ANDREW J. MORIN, Chair

A T T E S T:

HENRY LI, Secretary

By: _____
Cindy Brooks, Assistant Secretary