



## STAFF REPORT

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**DATE:** August 24, 2020  
**TO:** Sacramento Regional Transit Board of Directors  
**FROM:** Brent Bernegger, VP, Finance/CFO  
**SUBJ:** CONDITIONAL APPROVAL FOR SACRAMENTO REGIONAL TRANSIT DISTRICT, EASTON DEVELOPMENT COMPANY, LLC AND COUNTY OF SACRAMENTO TO ACQUIRE EASEMENTS IN/AROUND HAZEL PARK AND RIDE LOT

### RECOMMENDATION

Adopt the Attached Resolution.

### RESULT OF RECOMMENDED ACTION

Entering into agreements with Easton Development Company, L.C.C. (Easton) and the County of Sacramento (County) for each party to dedicate easements, in perpetuity, to each other along property in and around the Hazel park and ride lot as depicted in the attached maps.

### FISCAL IMPACT

The exchange of easements is near equal in value as determined by recent independent third-party appraisal; therefore, staff is proposing that there be no financial compensation.

### DISCUSSION

The Hazel light rail station and park and ride lot is surrounded by Easton's master planned community. Easton is in the process of building out infrastructure to support the proposed development. The easements being discussed and shown in Exhibit A are for the purposes of: 1) sharing an access road into the proposed neighborhood adjacent to the eastern boundary of the park and ride lot, 2) dedicating the County drainage easements along the southern border of the park and ride lot, and 3) granting Easton temporary construction easements for these improvements. These easements were discussed when Sacramento Regional Transit District (SacRT) purchased the station property (APN 072-0231-105) from GenCorp Corporation/Easton, which allowed SacRT to build the park and ride lot, bus access road and irrigation.

Half of SacRT's bus access road into the lot is currently residing on Easton's property. Easton would like to now receive access to the road to provide private access into its future neighborhood to the east. The neighborhood is proposed to be a transit-oriented neighborhood potentially generating additional ridership to the station. The proposal is for SacRT to dedicate an easement on the western side of the road to Easton and for Easton to dedicate an easement on the eastern side of the road to SacRT. Easton

would build improvements on the road to restrict public access into SacRT's bus loop in accordance with SacRT's design review.

Easton also requested an easement on behalf of the County for public storm drain system and public road. The temporary construction easements would allow construction of these storm drains.

As these easements will progress Easton's development plans and Easton's proposed development will generate additional transit ridership, it is Staff's recommendation to authorize the General Manager/CEO to dedicate these easements and accept the easement from Easton contingent upon Federal Transportation Administration concurrence.

RESOLUTION NO. 20-08-0075

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

August 24, 2020

**CONDITIONAL APPROVAL FOR SACRAMENTO REGIONAL TRANSIT DISTRICT,  
EASTON DEVELOPMENT COMPANY, LLC AND COUNTY OF SACRAMENTO TO  
ACQUIRE EASEMENTS IN/AROUND HAZEL PARK AND RIDE LOT**

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

THAT, the Board hereby authorizes the General Manager/CEO to dedicate the following easements, as depicted in Exhibit A, to Easton Development Company, L.L.C and the County of Sacramento, conditioned on Federal Transportation Administration (FTA) concurrence in the use of the property.

THAT, the Board hereby authorizes the General Manager/CEO to accept an Easement from Easton Development Company, L.L.C conditioned on FTA concurrence in the use of the property.

THAT, upon satisfaction of the foregoing conditions, the General Manager/CEO is hereby authorized and directed to execute said Easement Agreements, and all documents necessary to grant the Easements to the Grantees and accept the Easement from Easton Development Company, L.L.C.

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STEVE HANSEN, Chair

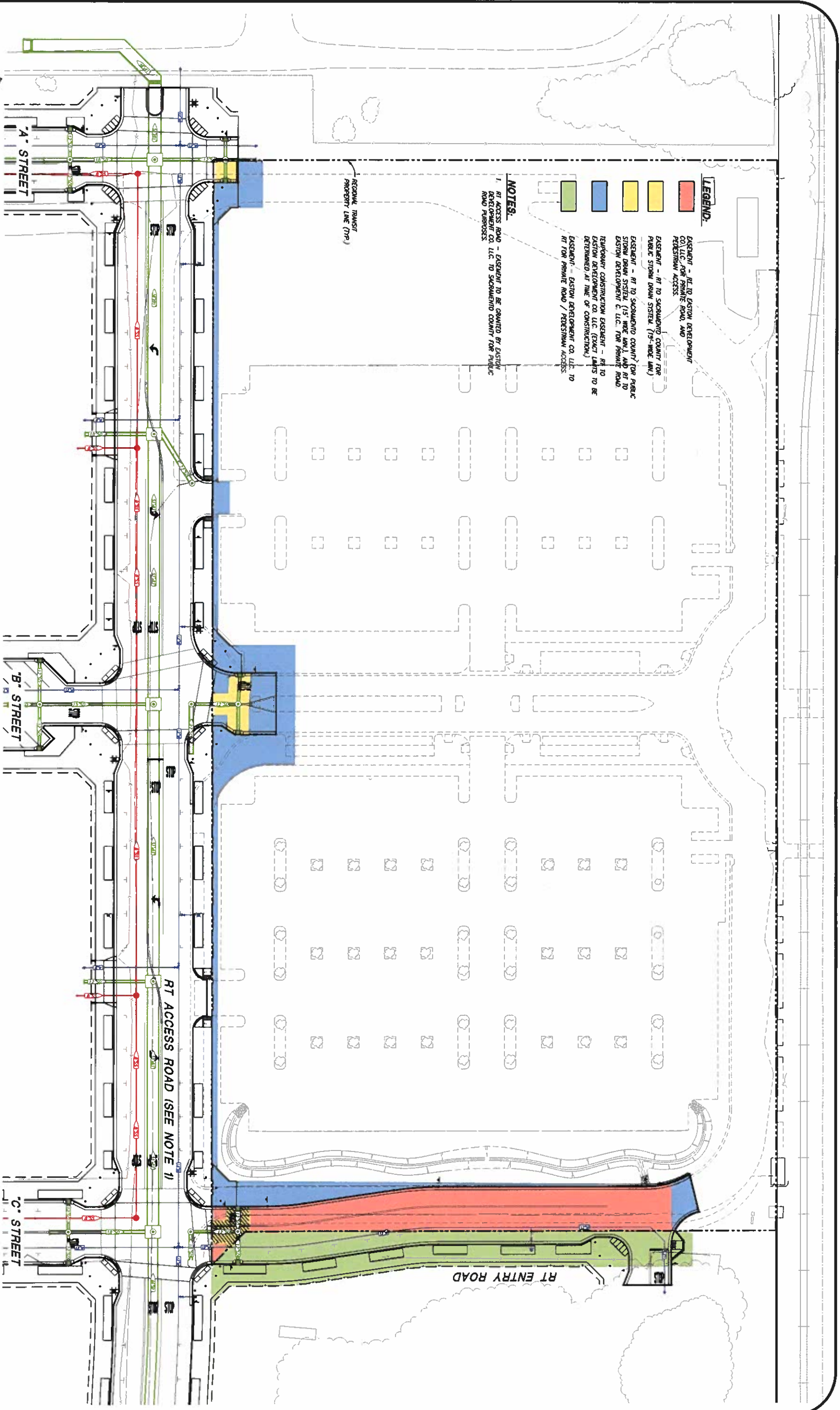
A T T E S T:

HENRY LI, Secretary

By: \_\_\_\_\_  
Cindy Brooks, Assistant Secretary

# EXHIBIT A

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**MACKEY & SOMPS**  
 ENGINEERS PLANNERS SURVEYORS  
 1303 Eureka Road, Suite 100, Roseville, CA 95749  
 (916) 775-1188



**EASTON PLACE - PHASE 'A'**  
 RT STATION EASEMENT EXHIBIT  
 DATE: 02/05/13  
 SCALE: 1"=30'