



STAFF REPORT

DATE: April 12, 2021

TO: Sacramento Regional Transit Board of Directors

FROM: Brent Bernegger, VP, Finance/CFO

SUBJ: APPROVING A PROJECT AGREEMENT WITH EASTON DEVELOPMENT LLC AND CONDITIONALLY GRANTING CONCURRENCE TO AN EASEMENT AGREEMENT BETWEEN THE SACRAMENTO PLACERVILLE TRANSPORTATION CORRIDOR JOINT POWERS AUTHORITY AND THE CITY OF FOLSOM FOR A WATER LINE

RECOMMENDATION

Adopt the Attached Resolution.

RESULT OF RECOMMENDED ACTION

Entering into a project agreement with Easton Development LLC and concurring in the granting of an Easement to the City of Folsom (City), in perpetuity, from the Sacramento-Placerville Transportation Corridor Joint Powers Authority (JPA) for the 49 AMPAC waterline connection on the south side of Folsom Boulevard west of Hazel Avenue as depicted in the attached map.

FISCAL IMPACT

Sacramento Regional Transit (SacRT) will receive \$1,650 in consideration for concurring in the granting of this easement. The dollar value of the easement is based on a recent independent third-party appraisal. Easton Development LLC will pay for all the costs for the transaction.

DISCUSSION

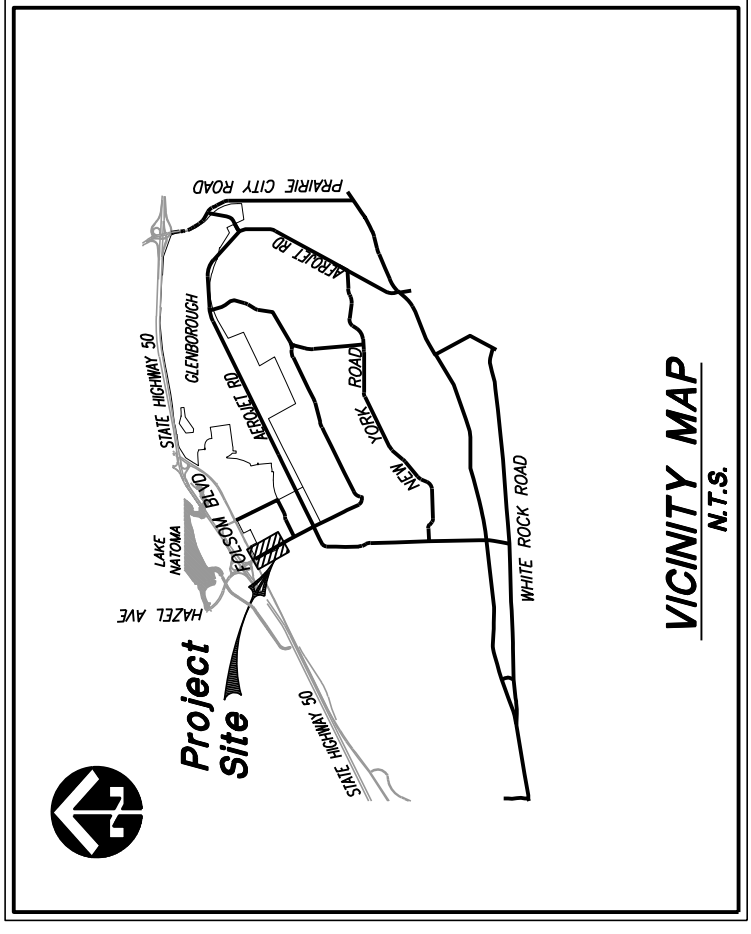
A portion of SacRT's Gold Line is located within JPA right of way and SacRT's facilities are present within the JPA right of way by easement. Easton Development LLC needs to install a waterline within the JPA right of way and has requested that the JPA grant an easement to the City of Folsom within SacRT's easement area to install the waterline. The waterline is necessary infrastructure for development south of Folsom Boulevard of the former Aerojet Rocketdyne property by Easton Development LLC, which is expanding industrial uses west of Hazel Avenue and building residential homes east of Hazel Avenue. In addition, this waterline service will precede developments that SacRT will have the opportunity to serve in the future. In order to complete the work, Easton Development LLC requires access to the JPA right of way over which SacRT has a permanent easement. To facilitate the work, SacRT, Easton Development and the JPA will enter into a project agreement setting forth the conditions upon which work can be

performed in the JPA right of way and granting Easton Development LLC temporary access to the right of way for pre-construction and construction activities. Upon completion of the installation of the waterline, the JPA will grant a permanent easement to the City of Folsom that will authorize the waterline's presence within the JPA right of way and grant the City access to the right of way to maintain and repair the waterline in perpetuity. Because the waterline easement will be within SacRT's existing easement in the JPA right of way, SacRT will need to concur in the granting of the easement to the City of Folsom.

The waterline would be placed underneath SacRT and Union Pacific tracks on a portion of APN 069-0040-014, which is owned by the Sacramento-Placerville Transportation Corridor Joint Powers Authority. The waterline will be owned and operated by the City of Folsom.

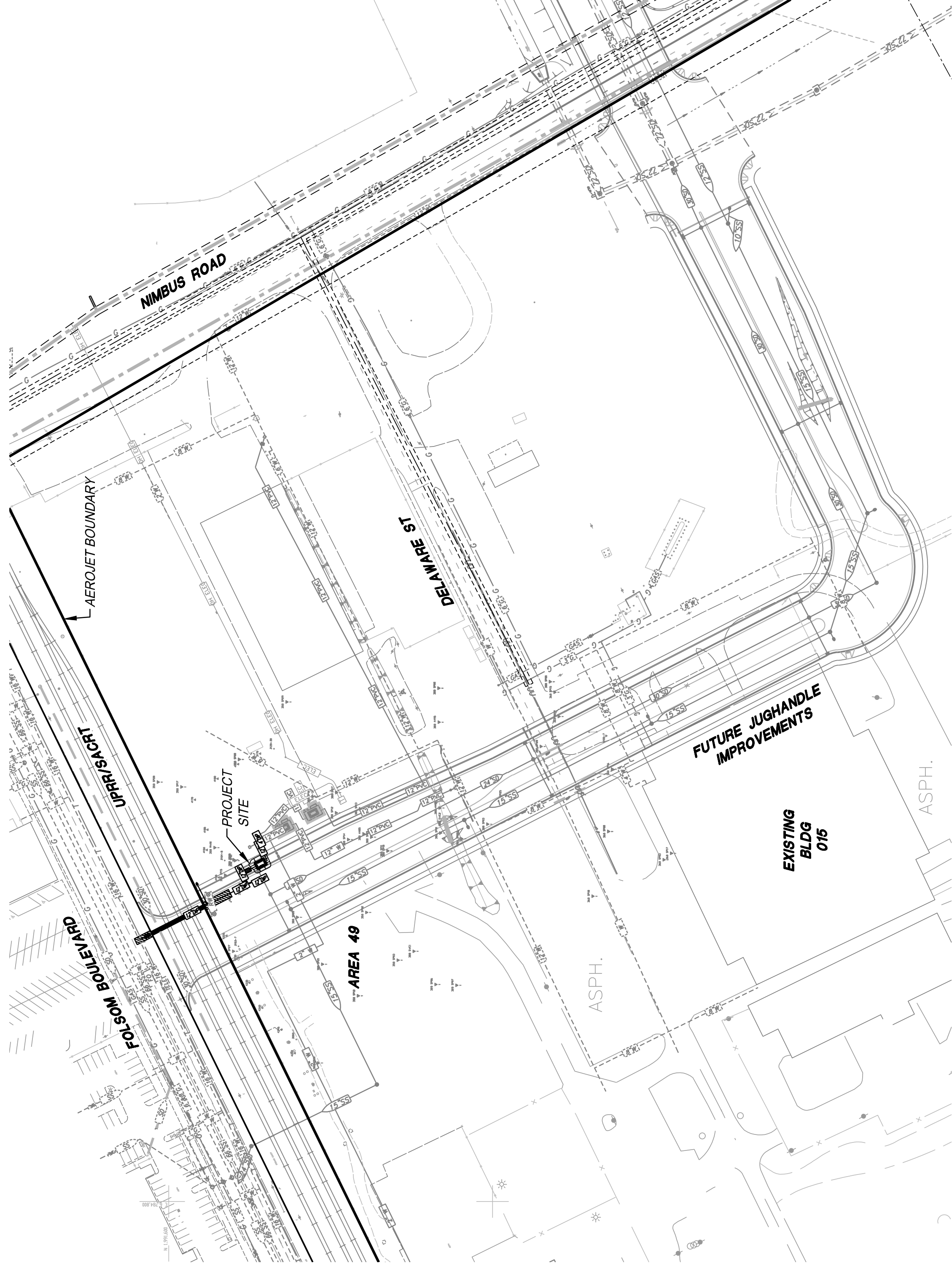
Staff recommends that the Board authorize the General Manager/CEO to enter into a project agreement with the JPA and with Easton Development authorizing Easton Development to install a waterline within the JPA right of way and concur in the JPA granting an easement to the City of Folsom over JPA right of way upon completion of the installation of the waterline contingent upon Federal Transportation Administration (FTA) concurrence.

AEROJET ROCKETDYNE SACRAMENTO OPERATIONS AREA 49 AMPAC WATER LINE CONNECTION



- SHEET INDEX**
1. COVER SHEET
 2. GENERAL NOTES
 3. MACKAY & SOMPS PROJECT SPECIFICATIONS & ABBREVIATIONS
 4. TYPICAL SECTIONS AND DETAILS
 5. WATER PLAN
 6. WATER LINE - PLAN AND PROFILE
 7. WATER LINE - PLAN AND PROFILE
 8. EROSION CONTROL PLAN AND NOTES

METRO
AUTHORIZATION
NUMBER
2021020801



WORK STATEMENT

- PROVIDE APPROXIMATELY 225 LF OF 12" WATER LINE THAT WILL CONDUCE WATER FROM THE CITY OF FOLSOM TO THE AMPAC SITE & TO THE AEROJET ROCKETDYNE'S WATER SYSTEM
- JACK AND BORE ±74 LF OF 24" STEEL CASING UNDER UPRRR/SACRT & FOLSOM BLVD.

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE COUNTY OF SACRAMENTO AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE COUNTY OF SACRAMENTO DESIGN CONSULTANT.

UNAUTHORIZED CHANGES & USES

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

STAKING REQUESTS

MACKAY & SOMPS SHALL BE NOTIFIED AT LEAST 48 HOURS (2 BUSINESS DAYS) IN ADVANCE OF THE NEED FOR CONSTRUCTION STAKING TO BEGIN. CONTRACTOR SHALL SCHEDULE HIS EFFORTS TO ALLOW FOR THE TIME, AFTER THE FIELD CREW ARRIVES AT THE SITE, FOR STAKING NEEDS TO BE FULFILLED.

ELECTRONIC LINENWORK

ELECTRONIC VERSIONS OF THE LINENWORK ON THIS PLAN MAY NOT BE CONSISTENT WITH OTHER DIMENSIONS, NOTES, DETAILS, OR DESCRIPTIONS WHICH CONTROL THE INTENDED DESIGN. ELECTRONIC VERSIONS OF THIS PLAN ARE NOT TO BE USED TO ESTABLISH THE LOCATION OF PROPERTY OR IMPROVEMENTS IN THE FIELD.

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL ENGINEER STUDY FOR AEROJET/AMPAC WATER LINE DATED OCT 14, 2019 AS PREPARED BY:

WALLACE KUHLMANN & ASSOCIATES

ADDRESS:
350 INDUSTRIAL BLVD.
W. SACRAMENTO, CA 95691
916-372-1434

APPROVED BY: _____ DATE: _____

BENCHMARK X 1B-27 NGVD 29 ELEV. = 155.25

7/8" METAL DISC STAMPED "C", B.M. 1B-27, LOCATED NEAR CHEELED CROSS IN THE TOP OF NORTHWEST CORNER OF CONCRETE BASE OF FLOOD LIGHT STANDARD 8 PAGES NORTHWEST CORNER OF S.P.R.R. TRACKS, 16 PAGES SOUTHWEST CORNER OF FOLSOM BOULEVARD, APPROXIMATELY 0.70 MILE SOUTHWEST OF U.S. ROUTE 50, AND APPROXIMATELY 0.60 MILE NORTHWEST OF NIMBUS ROAD. (SOUTHWEST CORNER OF FOLSOM BOULEVARD AND ROAD AT GATE 4.)

LOCATION PLAN

SCALE: 1" = 100'

CITY OF FOLSOM

APPROVED BY STEVE KRAHN, CITY ENGINEER
CITY OF FOLSOM APPROVAL GRANTED FOR THE WATERMAIN IMPROVEMENTS, FOR ONE (1) YEAR ONLY.

DATE: _____

PROJECT REPRESENTATIVES

OWNER: AEROJET ROCKETDYNE
HIGHWAY 50 AND AEROJET ROAD
RANCHO CORDOVA, CA 95670
916-555-3429
PROJECT MANAGER: ANDREW LITTLE
EMAIL: ANDREW.LITTLE@ROCKET.COM
ENGINEERING: CIVIL
MACKAY & SOMPS
ROSEVILLE, CA 95678
916-773-1189
PROJECT MANAGER: STEVE SMITH
EMAIL: SSMITH@MSCE.COM

PROJECT STATISTICS

PROJECT ADDRESS: AEROJET ROCKETDYNE
APN: 072-0231-125
SACRAMENTO, CA
APPLICABLE CODES:
• AREMA MANUAL FOR RAILWAY ENGINEERING PART 5-UTILITIES
• CITY OF FOLSOM DESIGN & PROCEDURES MANUAL & IMPROVEMENT STANDARDS
• STANDARD CONSTRUCTION SPECIFICATION & DETAILS. (FEB. 2020)

WARNING

EXISTING UNDERGROUND UTILITIES CALL BEFORE YOU DIG
B&B LOCATING 1-916-799-8804

WARNING

EXISTING OVERHEAD LINES IN THE VICINITY OF THE CONSTRUCTION AREA. CONTRACTOR TO EXERCISE CAUTION

DWG. NO. _____

REFERENCE DRAWINGS

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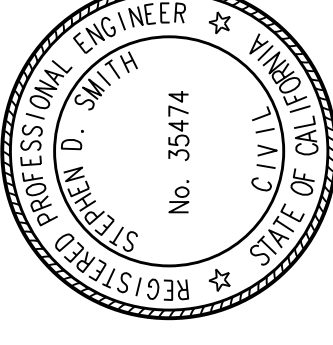
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PRELIMINARY - Subject to Revision

SCALE:



ARCHITECT:
MACKAY & SOMPS CIVIL ENGINEERS, INC.
1025 CREEKSIDE RIDGE DRIVE, SUITE 150
ROSEVILLE, CA 95678-3375
STEVE SMITH: PHONE 916-773-1189

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

REV	DATE	DESCRIPTION

REVISIONS

DESIGN	DATE	NAME
J. BRAVO	01/21	
STAFF	01/21	
S. SMITH	01/21	

PROJECT MANAGER: S. SMITH
PROJECT TITLE: AREA 49
AMPAC WATER LINE CONNECTION
COVER SHEET



SITE SERVICES
FACILITY ENGINEERING
SACRAMENTO, CA

SCALE: AS SHOWN
DRAWING NO: SFE-2738
SHEET NO: 1
REV: -

RELEASED FOR CONSTRUCTION

PROJECT NO: _____

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RESOLUTION NO. 21-04-0023

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

April 12, 2021

AUTHORIZING THE GENERAL MANAGER/CEO TO ENTER INTO A PROJECT AGREEMENT WITH EASTON DEVELOPMENT LLC AND CONDITIONALLY GRANTING CONCURRENCE TO AN EASEMENT AGREEMENT BETWEEN THE SACRAMENTO-PLACERVILLE TRANSPORTATION CORRIDOR JOINT POWERS AUTHORITY AND CITY OF FOLSOM FOR A WATERLINE

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 enter into a Project Agreement with Easton Development LLC and the Sacramento-Placerville Transportation Corridor Joint Powers Authority (JPA) granting Easton Development LLC access to the JPA Right of Way to construct and install a waterline within the parcel identified as Assessor Parcel Number 069-0040-014, on behalf of the City of Folsom; and

THAT, the Board hereby concurs in the granting of an easement in gross by the Sacramento-Placerville Transportation Corridor Joint Powers Authority to the City of Folsom, upon construction and installation of the waterline by Easton Development for the purpose of maintaining the waterline by the City of Folsom upon and within the parcel identified as Assessor Parcel Numbers 069-0040-014 in consideration of receipt of payment in the amount of \$1,650, conditioned on Federal Transit Administration (FTA) concurrence in the proposed use of the property; and

THAT, the General Manager/CEO is hereby authorized to execute the above described Project Agreement with Easton Development LLC and the Sacramento-Placerville Transportation Corridor Joint Powers Authority and upon satisfaction of the foregoing condition, the General Manager/CEO is hereby authorized and directed to execute said Easement Agreement, and all documents necessary to demonstrate SacRT's concurrence with the Sacramento-Placerville Transportation Corridor Joint Powers Authority's granting of said Easement to the Grantee.

STEVE MILLER, Chair

A T T E S T:

HENRY LI, Secretary

By: _____
Cindy Brooks, Assistant Secretary