

AGENDA ITEM 1 N
Consent Item

MEMORANDUM

DATE: April 5, 2018

TO: El Dorado County Transit Authority

FROM: Mindy Jackson, Executive Director

SUBJECT: Acceptance of an Irrevocable Offer of Dedication for a portion of the future Bass Lake Hills Park and Ride.

REQUESTED ACTION:
BY MOTION,

Adopt Resolution No. 18-18, a Resolution to Accept an Irrevocable Offer of Dedication #18-01, from Salud, et. al., which conveys fee title and a slope easement to a portion of the Bass Lake Hills Park and Ride site.

BACKGROUND

The Bass Lake Hills Specific Plan (BLHSP) requires the Developers of subdivisions within the plan area to provide the land necessary to construct a 200 space Park and Ride facility just north of US Hwy. 50 at Bass Lake Road and Tiera De Dios Drive. The BLHSP also requires the Developers to construct the Park and Ride in phases, as the individual subdivisions within the Specific Plan are built.

The pace of development within the BLHSP has varied over the past 20 years, depending on ownership of the subject lands and the viability of development in relation to the economy. Most recently, modifications to the Public Facilities Financing Plan (PFFP) were approved by the Planning Commission and the Board of Supervisors, and on February 28, 2017 the Board of Supervisors approved the Rezoning, Planned Development and Tentative Subdivision Map for the Bass Lake North Project. Also at that time, the September 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report (EIR) was approved, which requires the Developer to acquire the necessary land and construct the first 100 spaces of the Park and Ride.

In order to satisfy the requirement for acquisition and construction of the Bass Lake Hills Park and Ride, the Developers have negotiated settlements with two affected property owners, Salud et. al. (APN 119-100-17) and Carolyn M. Uchikura (APN 119-100-57). The appropriate statutory method for transferring the ownership of portions of the subject parcel to a public agency is the Irrevocable Offer of Dedication process.

DISCUSSION

Resolution No. 18-18 is a Resolution to Accept the Irrevocable Offer of Dedication from Salud, et. al. which will provide the necessary lands and right of way as described in Exhibit A and depicted in Exhibit B, which are attached to the Irrevocable Offer of Dedication. The transfer of this property is at no cost to the El Dorado County Transit Authority, and Transit Staff recommends Board approval and acceptance of the Resolution, and authorization for the recording of said Resolution and Irrevocable Offer of Dedication.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

El Dorado County Transit Authority
6565 Commerce Way
Diamond Springs, CA 95619

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION
RIGHT OF WAY AND SLOPE EASEMENT**

FELICISIMO R. SALUD, a single man, as to an undivided 1/3 interest and NELSON R. SALUD AND FLORDELIZA L. SALUD, TRUSTEES in trust, under The Salud Family Trust Dated May 11, 1999, as to an undivided 1/3 interest and JOHN R. SALUD AND GLORIA T. SALUD, TRUSTEES in trust under the Salud Living Trust dated August 5, 2005, as to an undivided 1/3 interest, hereinafter called GRANTORS, owners of the real property herein described, do hereby irrevocably offer for dedication to the **EL DORADO COUNTY TRANSIT AUTHORITY**, a Joint Powers Authority for public transit purposes, a right of way, in fee, and a slope easement for construction and maintenance purposes, over, under, and across those areas contiguous to, adjacent to and outside of the herein above described right of way, to points five feet beyond future top of cut slopes and toe of fill slopes, situate in the unincorporated area of the County of El Dorado, State of California, described as:

See Exhibits A & B, attached hereto and made a part hereof.

It is understood that this offer of dedication shall remain in effect and run with the land until such time as the El Dorado County Transit Authority Board of Directors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTORS have hereunto subscribed their names this 23rd day of March, 2018.

GRANTOR SIGNATURES ON NEXT PAGE

GRANTORS

Felicio R. Salud
FELICISIMO R. SALUD

The Salud Family Trust dated May 11, 1999

By: Nelson R. Salud
Nelson R. Salud, Trustee

By: Flordeliza L. Salud
Flordeliza L. Salud, Trustee

The Salud Living Trust dated August 5, 2005

By: John R. Salud
John R. Salud, Trustee

By: Gloria T. Salud
Gloria T. Salud, Trustee

(All signatures must be acknowledged by a Notary Public)

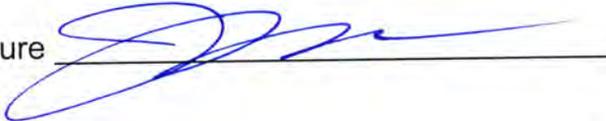
CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

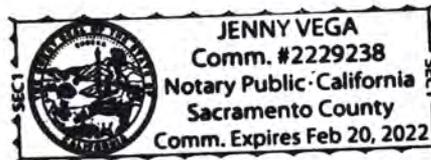
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of California)
)ss.
County of Sacramento)

On March 21, 2018 before me, Jenny Vega, Notary Public, personally appeared Nelson R. Salud and Flordeliza L. Salud, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature  (Seal)



A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Sacramento

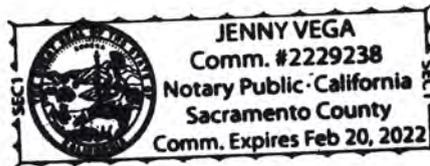
On March 23 2018, before me, Jenny Vega,
a Notary Public, personally appeared John R. Salud and Gloria T. Salud
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public in and for said County and State



Notary Public Seal

**APN 119-100-17
LEGAL DESCRIPTION**

All that real property situated in the County of El Dorado, State of California, being a portion of real property conveyed by deed to JOHN R. SALUD AND GLORIA T. SALUD, Trustees or their successors in trust, under the Salud Living Trust, hereinafter referred to as "SALUD" Property, recorded in Document No. 2005-0070485, Official Records of El Dorado County, lying within the Southwest One Quarter of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

Park and Ride Lot (in fee)

BEGINNING at a point on the North line of said "SALUD" property, said point being the Southwest corner of the Road Right of Way Parcel 3 as described in the Irrevocable Offer of Dedication to the County of El Dorado, dated October 22, 2007 and recorded in Document No. 2008-38468, Official Records of El Dorado County; thence leaving said North line, South 06°56'03" East, 19.14 feet; thence along the arc of a curve to the left, having a radius of 225.00 feet, the chord of which bears South 15°49'03" East, 69.49 feet; thence South 24°42'02" East, 34.90 feet; thence South 84°49'39" West, 337.80 feet; thence along the arc of a curve to the right, having a radius of 82.50 feet, the chord of which bears North 76°51'01" West, 51.87 feet; thence North 58°31'40" West, 50.72 feet; thence along the arc of a curve to the right, having a radius of 82.50 feet, the chord of which bears North 31°51'01" West, 74.08 feet; thence North 05°10'21" West, 102.48 feet to a point on the North line of said "SALUD" property; thence along said North line, South 82°53'06" East, 446.13 feet to the **POINT OF BEGINNING**, containing 1.616 acres, more or less.

Slope Easement

COMMENCING at a point on the North line of said "SALUD" property, said point being the Southwest corner of the Road Right of Way Parcel 3 as described in the Irrevocable Offer of Dedication to the County of El Dorado, dated October 22, 2007 and recorded in Document No. 2008-38468, Official Records of El Dorado County; thence leaving said North line, South 06°56'03" East, 19.14 feet; thence along the arc of a curve to the left, having a radius of 225.00 feet, the chord of which bears South 15°49'03" East, 69.49 feet; thence South 24°42'02" East, 34.90 feet; thence South 84°49'39" West, 89.48 feet to the true **POINT OF BEGINNING**; thence continuing South 84°49'39" West, 248.32 feet; thence along the arc of a curve to the right, having a radius of 82.50 feet, the chord of which bears North 76°51'01" West, 51.87 feet; thence North 58°31'40" West, 50.72 feet; thence along the arc of a curve to the right, having a radius of 82.50 feet, the chord of which bears North 31°51'01" West, 74.08 feet; thence North 05°10'21" West, 61.45 feet; thence South 05°56'31" West, 60.95 feet; thence along the arc of a curve to the left, having a radius of 85.00 feet, the chord of which bears South 26°43'16" East, 91.75 feet; thence South 59°23'03" East, 47.48 feet; thence along the arc of a curve to the left, having a radius of 85.00 feet, the chord of which bears South 78°40'07" East, 56.14 feet; thence North 82°02'49" East, 257.52 feet; thence North 05°10'21" West, 2.15 feet to the **POINT OF BEGINNING**, containing 0.137 acres, more or less.

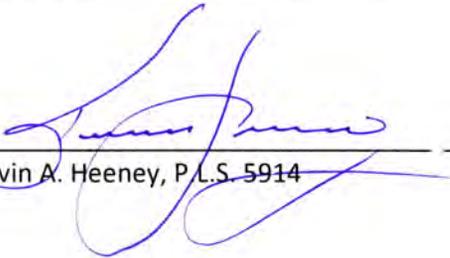
See Exhibit B attached hereto and made a part of this description.

End of description

Exhibit 'A'

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

This description has been prepared by me or under my direct supervision.


Kevin A. Heeney, P.L.S. 5914



03/15/2018
Date

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919

Exhibit 'B'

UCHIKURA
119-100-57
2009-46696

BASS LAKE RD.

P.S.E.-2008-38468

RW PAR. 2
2008-38468

RW PAR. 3
2008-38468

10' EASEMENT
PACIFIC TELEPHONE CO. PER
OR 1545/712 & 1545/714

FUTURE EXTENSION OF
TIERRA DE DIOS DRIVE

(FUTURE PARK & RIDE LOT)

P.O.B.

N05°10'21"W
102.48'

S82°53'06"E 446.13'

S06°56'03"E
19.14'

R=225.00'
D=17°46'00"
S15°49'03"E
69.49'

R=82.50'
D=53°21'19"
N31°51'01"W
74.08'

1.616 AC.

S24°42'02"E
34.90'

N58°31'40"W
50.72'

S84°49'39"W 337.80'

PROPOSED SLOPE EASEMENT
TEMP. CONST. ESMT.

R=82.50'
D=36°38'41"
N76°51'01"W
51.87'

PG&E POLE LINE EASEMENT
WIDTH NOT STATED
218/247

SALUD
119-100-17
2005-70485

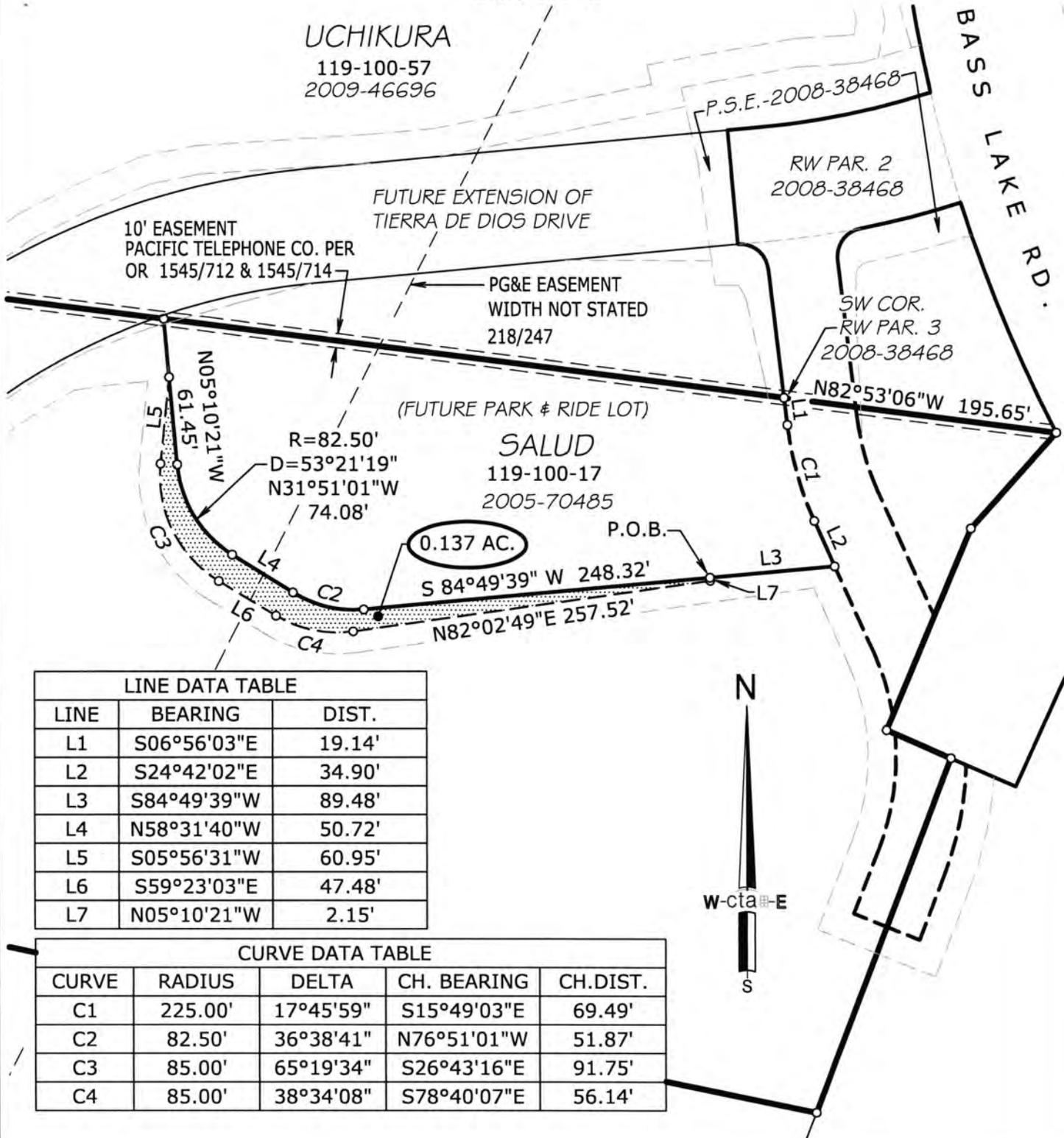


DATE: 03/15/2018

OWNER: SALUD FAMILY TRUST	DATE: 03/12/2018	DRAWN BY: KAH	SHEET 1 OF 2
A.P.N. 119-100-17	SCALE: 1"=100'	JOB NO. 16-017-018	
IRREVOCABLE OFFER OF DEDICATION		FUTURE SITE FOR PARK AND RIDE LOT	
cta Engineering & Surveying Civil Engineering • Land Surveying • Land Planning 3233 Monter Circle, Rancho Cordova, CA 95742 T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net		A PORTION OF THE S.W. QUARTER OF SECTION 6, T.9N., R.9E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA	

Exhibit 'B'

UCHIKURA
119-100-57
2009-46696



LINE	BEARING	DIST.
L1	S06°56'03"E	19.14'
L2	S24°42'02"E	34.90'
L3	S84°49'39"W	89.48'
L4	N58°31'40"W	50.72'
L5	S05°56'31"W	60.95'
L6	S59°23'03"E	47.48'
L7	N05°10'21"W	2.15'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	225.00'	17°45'59"	S15°49'03"E	69.49'
C2	82.50'	36°38'41"	N76°51'01"W	51.87'
C3	85.00'	65°19'34"	S26°43'16"E	91.75'
C4	85.00'	38°34'08"	S78°40'07"E	56.14'



DATE: 03/15/2018

OWNER:
SALUD FAMILY TRUST

A.P.N. 119-100-17

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2479 • www.cta.ca.net

DATE: 03/12/2018
SCALE: 1"=100'

DRAWN BY: KAH
JOB NO. 16-017-018

SHEET 2 OF 2

IRREVOCABLE OFFER OF DEDICATION
PARK AND RIDE LOT
SLOPE EASEMENT
A PORTION OF THE S.W. QUARTER
OF SECTION 6, T.9N., R.9E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA