

AGENDA ITEM 1 O
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. 18-19, a Resolution to Accept an Irrevocable Offer of Dedication #18-02, from Carolyn M. Uchikura, which conveys fee title 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. 18-19 is a Resolution to Accept the Irrevocable Offer of Dedication from Carolyn M. Uchikura, 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.

**EL DORADO COUNTY TRANSIT AUTHORITY
RESOLUTION NO. 18-19**

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE EL DORADO COUNTY TRANSIT AUTHORITY
TO ACCEPT IRREVOCABLE OFFER OF DEDICATION #18-02
CAROLYN M. UCHIKURA, TRUSTEE BASS LAKE HILLS PARK AND RIDE**

WHEREAS, the authority to invoke the process of dedicating an easement over, under and/or across property by the El Dorado County Transit Authority is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

WHEREAS, the authority to accept right of way, in fee, or as road, slope, drainage and public utilities easements by the El Dorado County Transit Authority, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

WHEREAS, Carolyn M. Uchikura has executed an Irrevocable Offer of Dedication, for a road right of way for Park and Ride purposes, including the underlying fee, located on Bass Lake Road in El Dorado Hills, on property identified as Assessor's Parcel Number 119-100-57; and

WHEREAS, said road right of way is described in Exhibit A and depicted in Exhibit B, attached to said offer; and

WHEREAS, said offer shall remain in effect and run with the land until such time as the El Dorado County Transit Authority Board of Directors accepts said offer by Resolution; and

WHEREAS, the El Dorado County Transit Authority Board of Directors has determined that it is in the public's best interest to accept said offer, at this time.

NOW, THEREFORE, BE IT RESOLVED, that from and after the date this Resolution is recorded, said offer is hereby accepted, at this time, by the El Dorado County Transit Authority Board of Directors.

PASSED AND ADOPTED BY BOARD OF DIRECTORS OF THE EL DORADO COUNTY TRANSIT AUTHORITY at a regular meeting of said Board, held on the 5th Day of April 2018, by the following vote of said Board:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Shiva Frentzen, Chairperson

Megan Wilcher, Secretary to the Board

APPROVED AS TO FORM:

Michael Tucker, Legal Counsel

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**

CAROLYN MARIE UCHIKURA, trustee of the Carolyn Marie Uchikura Trust dated August, 2009, hereinafter called GRANTOR, owner of the real property herein described, does 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, 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, GRANTOR has hereunto subscribed her name this 24th day of March, 2018.

GRANTOR


**CAROLYN MARIE UCHIKURA, TRUSTEE of the
Carolyn Marie Uchikura Trust dated August 2009**

(A Notary Public must acknowledge all signatures)

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 Alameda

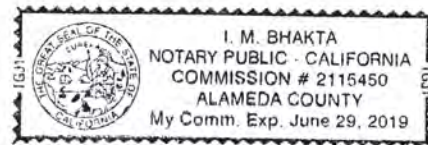
On March 24, 2018, before me, I. M. BHAKTA,
a Notary Public, personally appeared Cazalyn Mazie Uchikura,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their 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.

I. M. Bhakta

Notary Public in and for said County and State



Notary Public Seal

Exhibit 'A'

**APN 119-100-57
LEGAL DESCRIPTION
Park and Ride Lot**

All that real property situated in the County of El Dorado, State of California, being a portion of real property conveyed by deed to CAROLYN MARIE UCHIKURA, Trustee of the CAROLYN MARIE UCHIKURA TRUST, hereinafter referred to as "UCHIKURA" Property, recorded in Document No. 2009-0046696, Official Records of said County, lying within the Southwest One Quarter of Section 6, T. 9N., R. 9 E., M.D.M. and being more particularly described as follows:

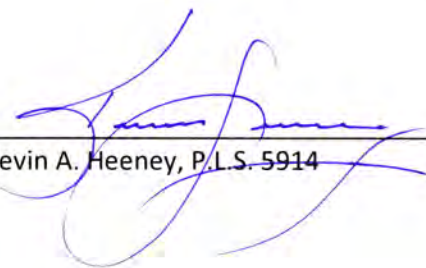
BEGINNING at a point on the South line of said "UCHIKURA" property, said point being the Southwest corner of the Road Right of Way Parcel 3 as described in the Irrevocable Offer of Dedication to the County of El Dorado, dated October 22, 2007 and recorded in Document No. 2008-38468, Official Records of El Dorado County; thence along the South line of said "UCHIKURA" property, North 82°53'06" West, 451.74 feet; thence leaving said South line and along the arc of a curve, concave to the Southeast, having a radius of 470.00 feet, the chord of which bears North 77°53'19" East, 113.56 feet; thence North 84°49'39" East, 305.89 feet to the Northwest corner of said Road Right of Way Parcel 3; thence along the Westerly line of said Road Right of Way Parcel 3 and the arc of a curve to the right, having a radius of 20.00 feet, the chord of which bears South 51°03'12" East, 27.85 feet; thence continuing along said Westerly line, South 06°56'03" East, 90.51 feet to the **POINT OF BEGINNING**, containing 0.608 acres, more or less.

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

End of description

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.

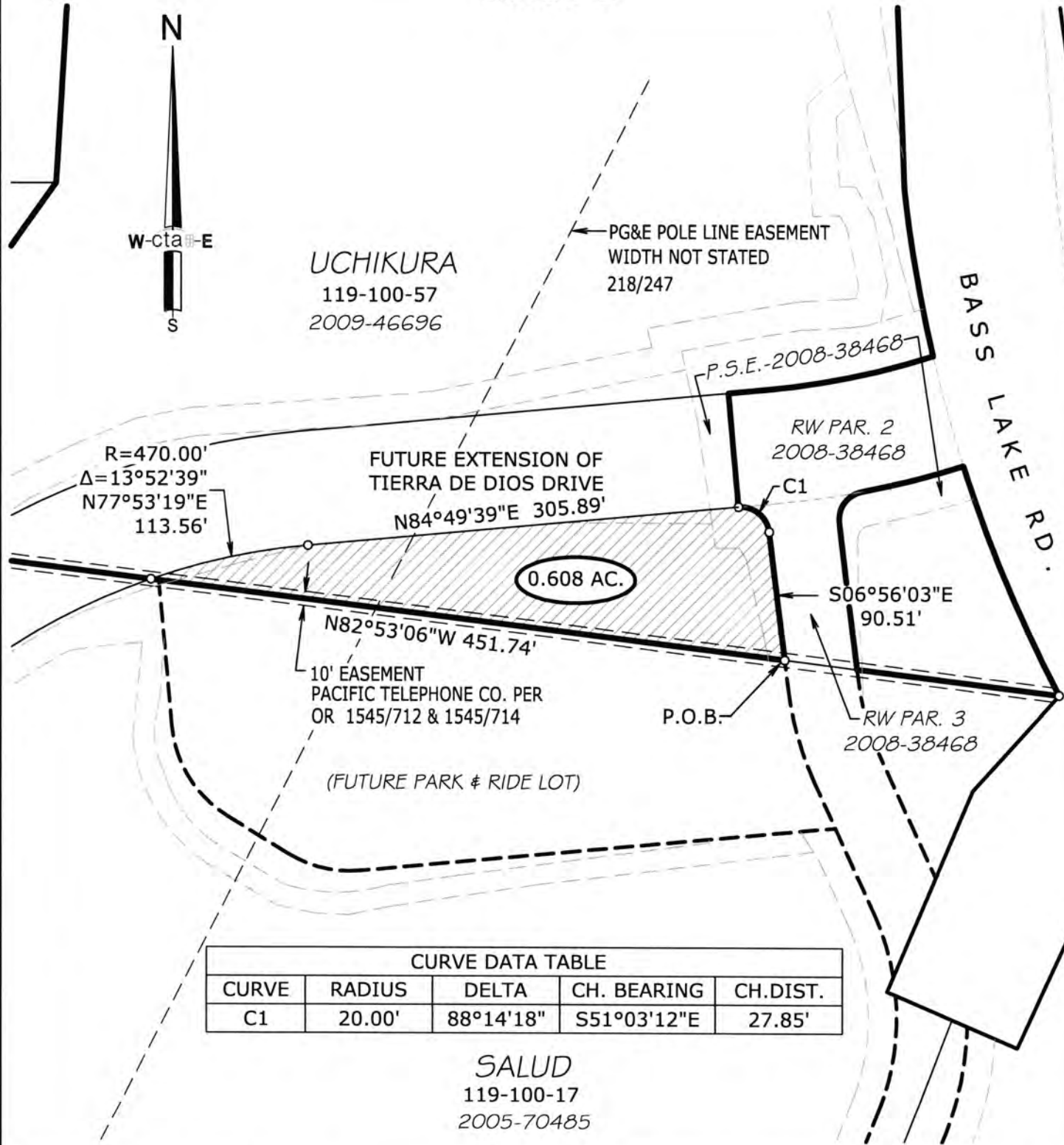

Kevin A. Heeney, P.L.S. 5914



03/13/2018
Date

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

Exhibit 'B'



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	20.00'	88°14'18"	S51°03'12"E	27.85'



DATE: 03/15/2018

OWNER:
CAROLYN MARIE UCHIKURA TRUST

A.P.N. 119-100-57

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.ctaen.net

DATE: 03/12/2018

SCALE: 1"=100'

DRAWN BY: KAH

JOB NO. 16-017-018

SHEET 1 OF 1

IRREVOCABLE OFFER OF DEDICATION

FUTURE SITE FOR
PARK AND RIDE LOT
A PORTION OF THE S.W. QUARTER
OF SECTION 6, T.9N., R.9E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA