

AGENDA ITEM 2 B  
Action Item

**MEMORANDUM**

**DATE:** February 1, 2024

**TO:** El Dorado County Transit Authority

**FROM:** Erik Bergren, Planning and Marketing Manager

**SUBJECT:** Transfer of ownership from the City of Placerville to the El Dorado County Transit Authority for the Ray Lawyer Drive Park and Ride

**REQUESTED ACTION:**

**BY MOTION,**

**Approval of the Certificate of Acceptance for the transfer of ownership from the City of Placerville to the El Dorado County Transit Authority for the Ray Lawyer Drive Park and Ride**

**BACKGROUND**

On September 1, 2015, the Agreement for Construction of the Park and Ride was executed between the City of Placerville and the El Dorado County Transit Authority (El Dorado Transit) for the design and construction of the Ray Lawyer Drive Park and Ride as part of the Western Placerville Interchanges Phase 2 Project (project). The project constructed the eastbound offramp at Ray Lawyer Drive from US Highway 50, intersection improvements at Ray Layer Drive/Forni Road, improvements to and the realignment of Forni Road, and a park and ride facility. A portion of the project's local improvements were constructed within the state right-of-way and a series of right-of-way transactions and exchanges were needed. The City of Placerville and Caltrans entered into a State Highway Relinquishment Agreement (Agreement 06-0302) on May 16, 2017. Following the construction of improvements, on August 24, 2021 the Placerville City Council approved the relinquishment of right-of-way from Caltrans to the City. On August 17, 2022, the California Transportation Commission (CTC) approved the right of way relinquishment from Caltrans to the City and considered all conditions of Agreement 06-0302 to be fulfilled and the documents were recorded with the El Dorado County Office of the Recorder.

**DISCUSSION**

The final step to complete the series of right-of-way transactions is for the City of Placerville to convey the right-of-way in fee to El Dorado Transit for the park-and-ride to fulfill the requirements of the Agreement for Construction of the Park and Ride executed between El Dorado Transit and the City of Placerville. The area to be conveyed to El Dorado Transit for the park-and-ride is shown on Exhibit B and encompasses 116,835 square feet. Staff recommends approval of acceptance of the park-and-ride property to fulfill the Agreement for Construction of the Park and Ride.

## **FISCAL IMPACT**

Annual costs associated with maintaining the Ray Lawyer Drive Park and Ride including power, water, landscaping, etc., are already part of the El Dorado Transit Operating Budget. Future Capital costs such as cameras and Bike Lids will be captured in separate Capital Improvement projects.

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

CITY CLERK  
CITY OF PLACERVILLE  
3101 CENTER STREET  
PLACERVILLE, CA 95667

Fee Exempt Gov Agency  
R&T Code 11922, 11928, 11929

SPACE FOR RECORDER'S USE ONLY

## GRANT DEED

The City of Placerville, a municipal corporation organized and existing under and by virtue of the laws of the State of California, hereinafter called GRANTOR, hereby grants to El Dorado County Transit Authority, hereinafter called TRANSIT, all that real property in the City of Placerville, County of El Dorado, State of California, described as follows:

**See Exhibit A, attached.**

The GRANTOR further understands that the present intention of TRANSIT is to maintain the park-and-ride facility on the lands hereby conveyed in fee and the GRANTOR, for itself and its successors and assigns, hereby waives any claim for any and all damages to GRANTOR's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of the local roadway.

Dated: 12/7/2023

City of Placerville, a municipal corporation

By: M. Cleve Morris  
M. Cleve Morris, City Manager

**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  
County of El Dorado )

On December 7, 2023 before me, Erin H. Strawn  
(insert name and title of the officer)

personally appeared M. Cleve Morris,  
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)



# EXHIBIT "A"

## FEE ACQUISITION

All that real property situate in the City of Placerville, County of El Dorado, State of California, being a portion of the Tract of Land as described in Book 679 at Page 500, also a Portion of Parcel 030801-1 as described in Book 4846 at Page 138, also a Portion of Parcel 030795-1 and 030795-2 as described in Book 4789 at Page 335, also a Portion of Parcel 030803-1 as described in Book 4917 at Page 099, also a Portion of Parcel 030100-1 as described in Book 4157 at Page 519, all documents being Official Records of El Dorado County, more particularly described as follows:

Beginning at Point 'X', said Point being the most Northerly corner of Parcel 36919-1 as it is described in Document No. 2021-0069117, Official Records of El Dorado County, thence leaving the Easterly Boundary of said Parcel 36919-1 the following eighteen (18) courses:

- 1.) a curve to the right, from which the radius bears South  $76^{\circ}08'51''$  East, 87.50 feet, through central angle of  $48^{\circ}24'31''$ , with an arc length of 73.93 feet
- 2.) North  $62^{\circ}15'40''$  East, 49.76 feet
- 3.) a curve to the left, having a radius of 143.50 feet, through a central angle of  $42^{\circ}56'08''$ , with an arc length of 107.54 feet
- 4.) a curve to the right, having a radius of 126.50 feet, through a central angle of  $49^{\circ}12'20''$ , with an arc length of 108.64 feet
- 5.) North  $68^{\circ}31'52''$  East, 434.86 feet
- 6.) South  $25^{\circ}31'19''$  East, 41.07 feet
- 7.) a curve to the right from which the radius bears North  $87^{\circ}08'50''$  West, 120.00 feet, through a central angle of  $14^{\circ}35'28''$ , with an arc length of 30.56 feet
- 8.) a compound curve to the right, having a radius of 397.00 feet, through a central angle of  $43^{\circ}57'22''$ , with an arc length of 304.57 feet
- 9.) North  $27^{\circ}12'13''$  West, 13.35 feet
- 10.) South  $62^{\circ}43'05''$  West, 36.08 feet
- 11.) South  $26^{\circ}22'45''$  West, 6.91 feet
- 12.) South  $69^{\circ}23'25''$  West, 123.74 feet
- 13.) South  $80^{\circ}48'31''$  West, 61.19 feet

## EXHIBIT "A"

14.) South 69°29'55" West, 115.79 feet

15.) South 20°30'05" East, 8.00 feet

16.) South 58°11'19" West, 58.64 feet

17.) South 63°38'24" West, 95.31 feet

18.) North 60°26'34" West, 5.28 feet to a point on the Easterly Boundary of said Parcel 36919-1;

thence along the Easterly Boundary of said Parcel 36919-1, a curve to the left, from which the radius bears North 28°59'49" West, 22.50 feet, through a central angle of 84°56'56", with an arc length of 33.36 feet; thence a curve to the right, having a radius of 87.50 feet, through a central angle of 37°47'54", with an arc length of 57.72 feet to the Point of Beginning containing 116,834 square feet 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 identical to that of Document No. 2021-0069117, Official Records of El Dorado County. Distances are ground.

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

  
Ryan L Ming PLS 8409

12/07/2023  
Date



EXHIBIT 'B' - PLAT TO ACCOMPANY LEGAL DESCRIPTION

# LEGEND

- DIMENSION POINT
- ▤ NO ACCESS RIGHTS
- ▨ ACQUISITION AREA = 116,834 SQ FT

LINE TABLE

L1 - N27°12'13"W	13.35'
L2 - S62°43'05"W	36.08'
L3 - S26°22'45"W	6.91'

PARCEL 030795-1  
BK 4789 PG 335

PARCEL 030100-1  
BK 4157 PG 519

PARCEL 030803-1  
BK 4917 PG 099

PARCEL 030795-2  
BK 4789 PG 335

PARCEL 030801-1  
BK 4846 PG 138

679 OR 500

FORNI ROAD

CURVE TABLE

C1 - Δ=86°12'25"	R=87.50'	L=131.65'
C2 - Δ=48°24'31"	R=87.50'	L=73.93'
C3 - Δ=14°35'28"	R=120.00'	L=30.56'
C4 - Δ=84°56'56"	R=22.50'	L=33.36'
C5 - Δ=37°47'54"	R=87.50'	L=57.72'



THE BASIS OF BEARINGS IS IDENTICAL TO THAT OF DOCUMENT NO. 2021-0069117, EL DORADO COUNTY OFFICIAL RECORDS

DATE:	
SCALE: 1"=100'	FEE ACQUISITION
SHEET: 3 OF 3	JOB NO.: 4119.006

CITY OF PLACERVILLE  
TO TRANSIT

CITY OF PLACERVILLE COUNTY OF EL DORADO

**UNICO**  
ENGINEERING

110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630  
PHONE: 916.900.6623 | unicoengineering.com

**CERTIFICATE OF ACCEPTANCE**

**THIS IS TO CERTIFY**, that the interest in real property conveyed by Grant Deed from the City of Placerville, to the El Dorado County Transit Authority, a Joint Powers Authority in the County of El Dorado, the grantee herein, hereby accepts for public purposes the real property, in fee, conveyed by the attached instrument and consents to the recordation thereof.

**IN WITNESS WHEREOF**, I have hereunto set my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**EL DORADO COUNTY TRANSIT AUTHORITY**

By: \_\_\_\_\_  
El Dorado County Transit Authority Chairperson