REGIONAL TRANSIT ISSUIF PAPER

REGIONAL TRANSIT ISSUE PAPER				Page 1 of 2
Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
2	10/28/13	Open	Action	10/7/13

Subject: Approving the Bruceville American Dream Project Irrevocable Offer to Dedicate Rea				
	Property for Light Rail Extension			

ISSUE

Whether to approve an Irrevocable Offer to Dedicate Real Property with John Mourier Construction, Inc.

RECOMMENDED ACTION

Adopt Resolution No. 13-10-____, Approving an Irrevocable Offer to Dedicate Real Property for Transportation Purposes with the John Mourier Construction, Inc.

FISCAL IMPACT

May result in savings in future project costs by eliminating a real estate acquisition cost.

DISCUSSION

RT's proposed South Line Phase 3 light rail extension will connect downtown Sacramento with the City of Elk Grove, continuing the extension beyond Cosumnes River College. In 2002, RT performed a generalized corridor evaluation of Phase 3 options identified by Elk Grove staff as more desirable than the previously-identified 1994/95 Alternatives Analysis/Draft Environmental Impact Statement preferred alternative for Phase 3 (which evaluated seven transit options including bus, high-occupancy vehicles, and rail modes, each with varying alignments and station location). The results of the 2002 evaluation were that an alignment on Bruceville Road was the most attractive option because of potentially higher ridership, service to the center of the City of Elk Grove, and avoidance of traffic impacts along the eastern Union Pacific alignment (as well as incompatibility with old town Elk Grove). The Bruceville alignment was then adopted for determining the track orientation at Cosumnes River College for Phase 2 of the South Line project. Since 2002, RT has adopted a conceptual Phase 3 alignment in the TransitAction Plan and the City of Elk Grove adopted a conceptual transit corridor in its General Plan, both showing the need for exclusive right of way for transit along Bruceville Road.

The Bruceville American Dream project consists of 49 single-family units on 6.9 acres located on the west side of Bruceville Road approximately 1960' north of Sheldon Road in the City of Sacramento. As part of the project approval, there was a condition requiring that John Mourier Construction, Inc. make an irrevocable offer to dedicate a 40-foot right of way for transportation (as indicated on the attached map exhibits) to the satisfaction of RT and the City of Sacramento.

RT staff has reviewed the developer's plans and requests approval of the Irrevocable Offer to Dedicate real property. The Irrevocable Offer to Dedicate would provide RT with 25 years to accept the offer and construct improvements on the property. The owner of the property must

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Page 2 of 2

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Subject:	Approving the Bruceville American Dream Project Irrevocable Offer to Dedicate
	Real Property for Light Rail Extension

continue to maintain the property until it is accepted by RT. If the property is improved with landscaping, it must be removed by the owner when RT provides notice that it will accept the Irrevocable Offer to Dedicate. The owner must also remediate any hazardous materials. The Irrevocable Offer to Dedicate offers RT the option of moving the alignment within Bruceville Road and transfering the property to the City of Sacramento for road right of way. Staff recommends adoption of the attached resolution approving the Irrevocable Offer to Dedicate real property to RT for its light rail extension to Elk Grove. The Irrevocable Offer to Dedicate provides a risk and cost-free way to preserve this land for future use.

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP OF "BRUCEVILLE AMERICAN DREAM" AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE STREETS SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- 1) EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE STREETS AND DRIVE SHOWN HEREON AND DESIGNATED "12.5" PUBLIC UTILITY EASEMENT" (12.5' P.U.E.).
- 2) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTAL AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH. LYING CONTIGUOUS TO THE PUBLIC STREETS AND DRIVE SHOWN HEREON.

JOHN MOURIER CONSTRUCTION, INC., A CALIFORNIA CORPORATION

BY: PRINT NAME: TITLE:

BY: PRINT NAME: TITLE:

NOTARY STATEMENT:

STATE OF CALIFORNIA) SS

COUNTY OF)

ON , 2013, BEFORE ME,

PERSONALLY APPEARED

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.

NOTARY I	PUBLIC
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PRINT NAME

NOTARY PUBLIC

MY COMMISSION NO. IS EXPIRES ON MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.



LEGAL DESCRIPTION:

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND BEING ALL OF LOTS 4, 5, 7 AND 8 AS SAID LOTS ARE SHOWN ON THAT MAP ENTITLED, "PLAT OF LAGUNA MEADOWS", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 184 OF MAPS, AT PAGE 6, MORE PARTICULARILY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE FROM SAID POINT OF BEGINNING ALONG THE WEST BOUNDARY OF LOTS 8, 7, 5 AND 4 CONSECUTIVELY, NORTH 00° 42' 00" WEST, 1365.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 4: THENCE ALONG THE NORTH LINE THEREOF. NORTH 89° 04' 07" EAST, 261.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND A POINT IN THE WEST RIGHT-OF-WAY LINE OF BRUCEVILLE ROAD. A 124 FOOT WIDE PUBLIC ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE EAST BOUNDARY OF SAID LOTS 4, 5, 7 AND 8 CONSECUTIVELY, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- SOUTH 00° 44' 52" EAST, 34.46 FEET, THENCE, 1) 2)
- 3) SOUTH 04° 06' 46" WEST, 100.00 FEET; THENCE, 4) HAVING A RADIUS OF 2,062 FEET, A CENTRAL ANGLE OF 03° 42' 28", AN ARC
- 5) SOUTH 00° 24' 18" WEST, 601.98 FEET, THENCE,
- OF SOUTH 00° 10' 22" EAST, 61.77 FEET; THENCE, 7)
- LOT 8:

THENCE LEAVING SAID EAST LINE AND RIGHT-OF-WAY LINE ALONG THE SOUTH BOUNDARY OF SAID LOT 8 THE FOLLOWING TWO (2) COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST 1) HAVING A RADIUS OF 256 FEET. A CENTRAL ANGLE OF 56° 44' 44". AN ARC LENGTH OF 253.54 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59° 18' 26" WEST, 243.31 FEET; THENCE, SOUTH 30° 56' 04" WEST, 30.74 FEET TO THE POINT OF BEGINNING. 2)

SAID PROPERTY CONTAINS 6.905 GROSS ACRES MORE OR LESS.

FINAL MAP OF **BRUCEVILLE AMERICAN DREAM**

SUBDIVISION NO. P06-134 ALL OF PARCELS 4, 5, 7 AND 8 AS SHOWN ON THAT MAP ENTITLED "PLAT OF LAGUNA MEADOWS", FILED IN BOOK 184 OF MAPS, AT PAGE 6, OFFICIAL RECORDS. CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA SEPTEMBER 2013

BAKER WILLIAMS ENGINEERING GROUP

SHEET 1 OF 4

ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE WEST HAVING A RADIUS OF 1,938 FEET, A CENTRAL ANGLE OF 04° 51' 38", AN ARC LENGTH OF 164.41 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01° 40' 57" WEST, 164.36 FEET; THENCE,

ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST

LENGTH OF 133.44 FEET, SUBTENDED BY A CHORD BEARING AND

DISTANCE OF SOUTH 02° 15' 32" WEST, 133.41 FEET; THENCE,

ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE WEST HAVING A RADIUS OF 3.062 FEET. A CENTRAL ANGLE OF 01° 09' 21". AN ARC LENGTH OF 61.77 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE SOUTH 00° 45' 03" EAST, 123.68 FEET TO THE SOUTHEAST CORNER OF SAID

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOHN MOURIER CONSTRUCTION, INC., IN JANUARY, 2011. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 31, 2014, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED

L.S.# 4732 MICHAEL F. WILLIAMS EXP. DATE 09-30-13

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "BRUCEVILLE AMERICAN DREAM", AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF SACRAMENTO PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

I HEREBY APPROVE THIS FINAL MAP OF "BRUCEVILLE AMERICAN DREAM", AND ACCEPT, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, THE EASEMENTS AND RIGHTS-OF-WAY HEREON OFFERED FOR DEDICATION.

DATED

FAITH B. RECIO, L.S. 8424 EXP: 12/31/2014 **CITY SURVEYOR** CITY OF SACRAMENTO

CITY CLERK'S STATEMENT:

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "BRUCEVILLE AMERICAN DREAM".

DATED

CITY CLERK. CITY OF SACRAMENTO

RECORDER'S STATEMENT:

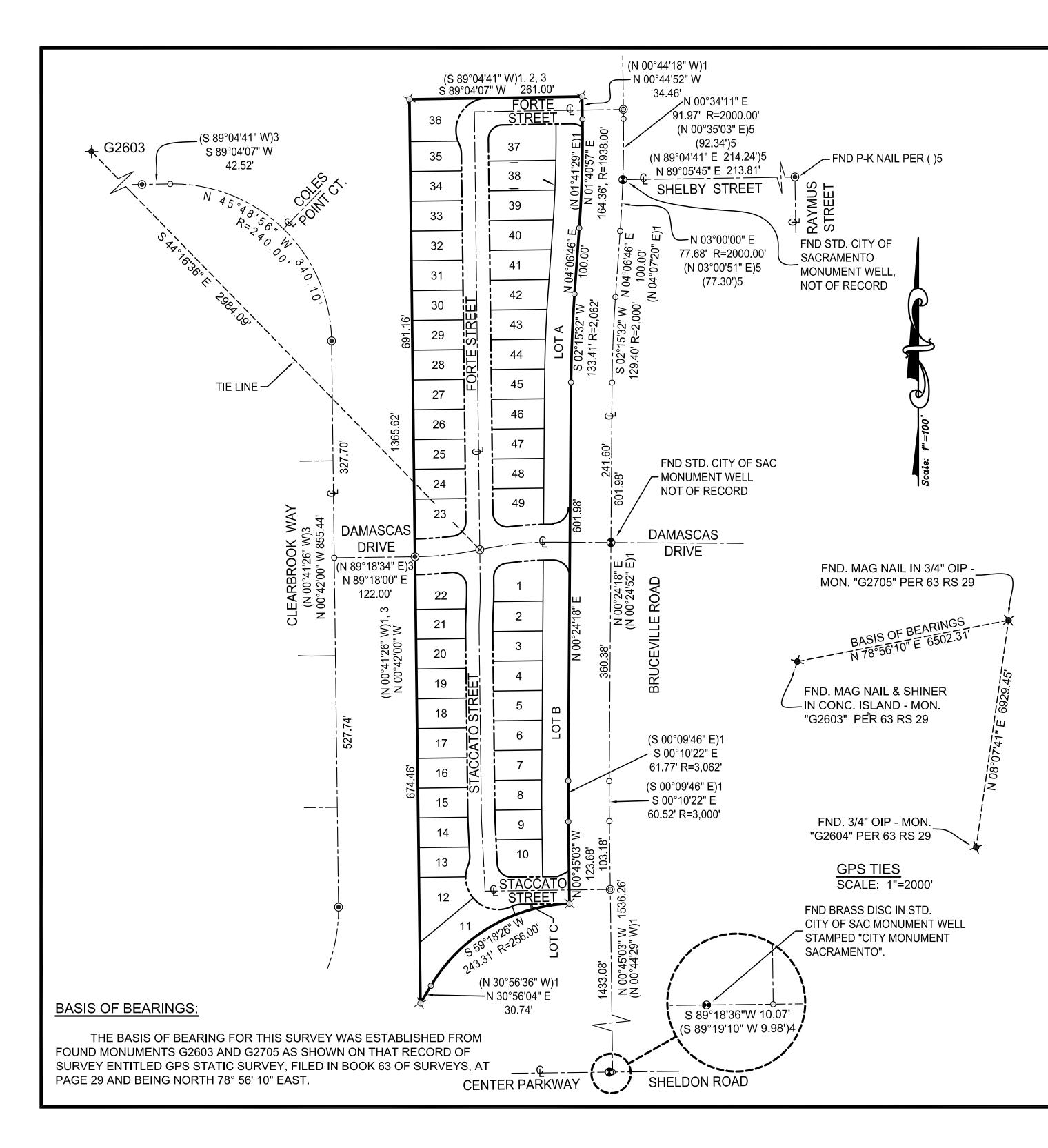
__, 2013, AT _____, ___.M., FILED THIS DAY OF IN BOOK OF MAPS, AT PAGE , AT THE REQUEST OF BAKER WILLIAMS ENGINEERING GROUP. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. ON FILE IN THIS OFFICE.

	BOOK
CLERK/RECORDER OF	
SACRAMENTO COUNTY	PAGE
STATE OF CALIFORNIA	
	FEE: \$
BY:	
DEPUTY	



No. 4732 EXPIRES

9/30/2013



BRUCEVILLE AMERICAN DREAM

SUBDIVISION NO. P06-134

ALL OF PARCELS 4, 5, 7 AND 8 AS SHOWN ON THAT MAP ENTITLED "PLAT OF LAGUNA MEADOWS", FILED IN BOOK 184 OF MAPS, AT PAGE 6, OFFICIAL RECORDS. CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA SEPTEMBER 2013 SCALE: 1"=100'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 2 OF 4

LEGEND:	
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
N.A.P.O.T.S.	NOT A PART OF THIS SUBDIVISION
0	DIMENSION POINT, NOTHING FOUND OR SET
Ø	SET 1/2" Ø x 2" LONG MAG NAIL W/ WASHER STAMPED "L.S. 4732"
×	SET $\frac{3}{4}$ " REBAR WITH CAP STAMPED "L.S. 4732"
\otimes	SET 2" BRASS DISC IN STD. CITY OF SACRAMENTO MONUMENT WELL STAMPED "L.S. 4732"
×	FOUND MONUMENT AS NOTED
•	FOUND MONUMENT WELL AS NOTED
۲	FOUND PK NAIL PER ()3 UNLESS NOTED OTHERWISE
	SET 5/8" REBAR AT ALL REAR LOT CORNERS
	CHISELED NOTCH AT BACK OF SIDEWALK AT THE LOT LINE PRODUCED FOR FRONT CORNER REFERENCE
()1	RECORD PER 184 B.M. 6
()2	RECORD PER 191 P.M. 6
()3	RECORD PER 200 B.M. 1
()4	RECORD PER 44 RS 42
/ \ _	

NOTES:

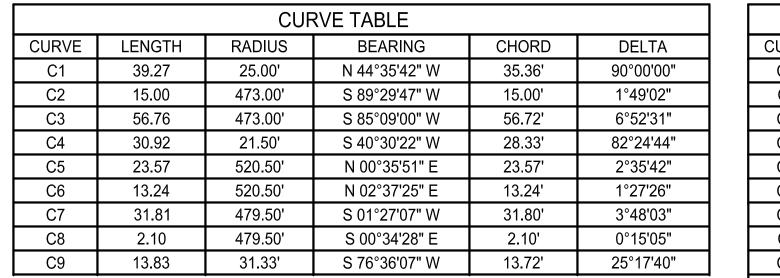
()5

- 1. THIS SUBDIVISION CONSISTS OF 49 LOTS ZONED R-1A AND CONTAINS 6.905 ACRES MORE OR LESS.
- 2. ALL DIMENSIONS ON CURVED LINES ARE CHORD MEASUREMENTS.

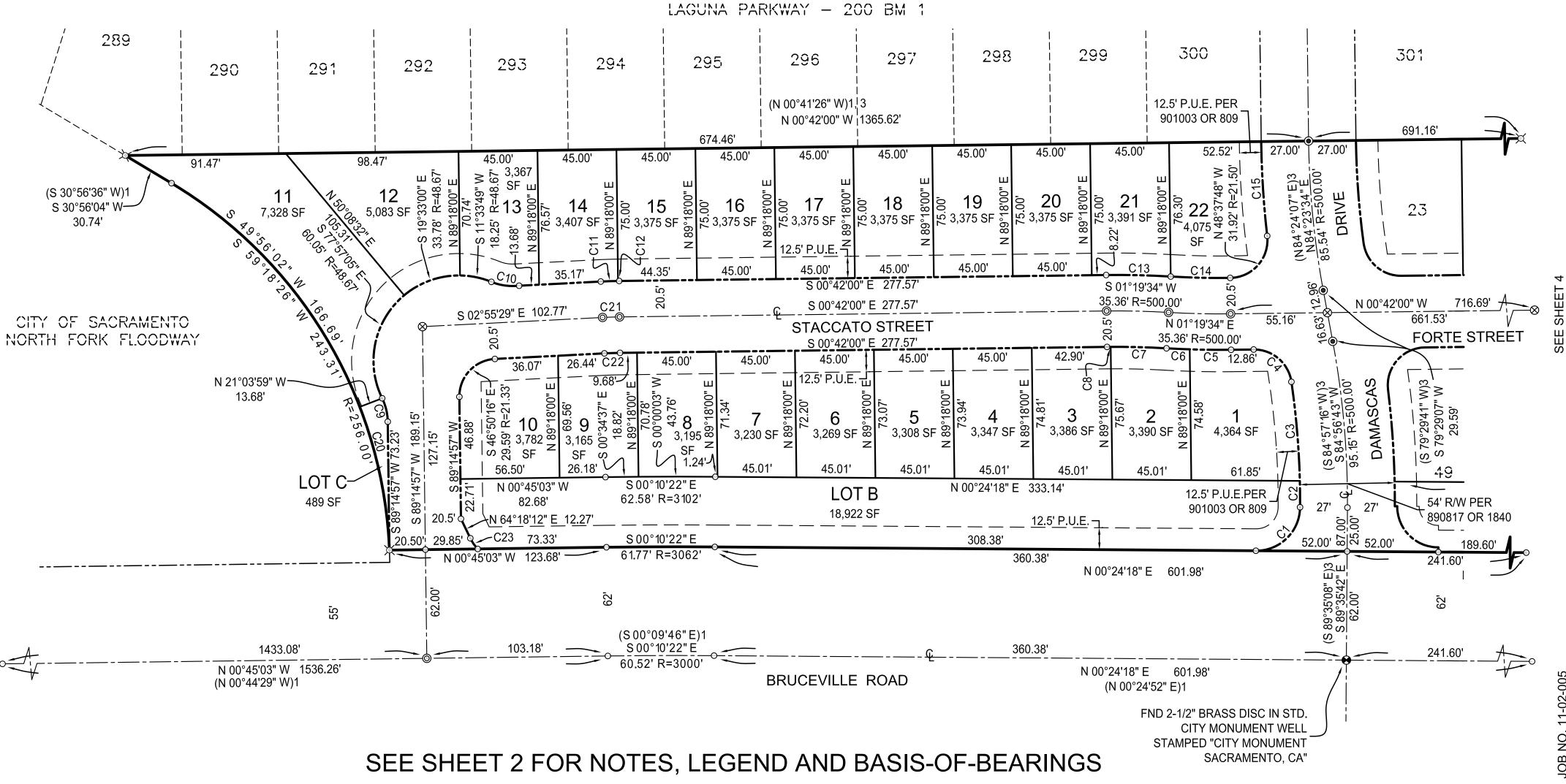
RECORD PER 261 BM 10

- 4. LOT 'C' SHALL BE GRANTED IN FEE TO THE CITY OF SACRAMENTO FOR PARK PURPOSES.
- 5. THE LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE STREETS SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO COMMON TO THE SUBDIVISION BOUNDARY, THEN FEE TITLE IS TO THE SUBDIVISION BOUNDARY. THIS APPLIES TO LOT #37.





	CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	
C10	13.83	31.33'	N 09°43'21" E	13.72'	25°17'40"	
C11	9.86	270.50'	S 01°52'51" E	9.86'	2°05'16"	
C12	0.65	270.50'	S 00°46'06" E	0.65'	0°08'13"	
C13	36.81	520.50'	S 01°19'34" W	36.80'	4°03'08"	
C14	33.91	479.50'	N 01°19'34" E	33.91'	4°03'08"	
C15	53.90	527.00'	N 86°22'12" E	53.88'	5°51'36"	
C20	83.76	256.00'	S 78°18'24" W	83.39'	18°44'47"	
C21	9.71	250.00'	S 01°48'45" E	9.71'	2°13'29"	
C22	8.91	229.50'	S 01°48'45" E	8.91'	2°13'29"	
C23	7.47	23.33'	N 55°07'35" E	7.44'	18°21'13"	



FINAL MAP OF **BRUCEVILLE AMERICAN DREAM**

SUBDIVISION NO. P06-134

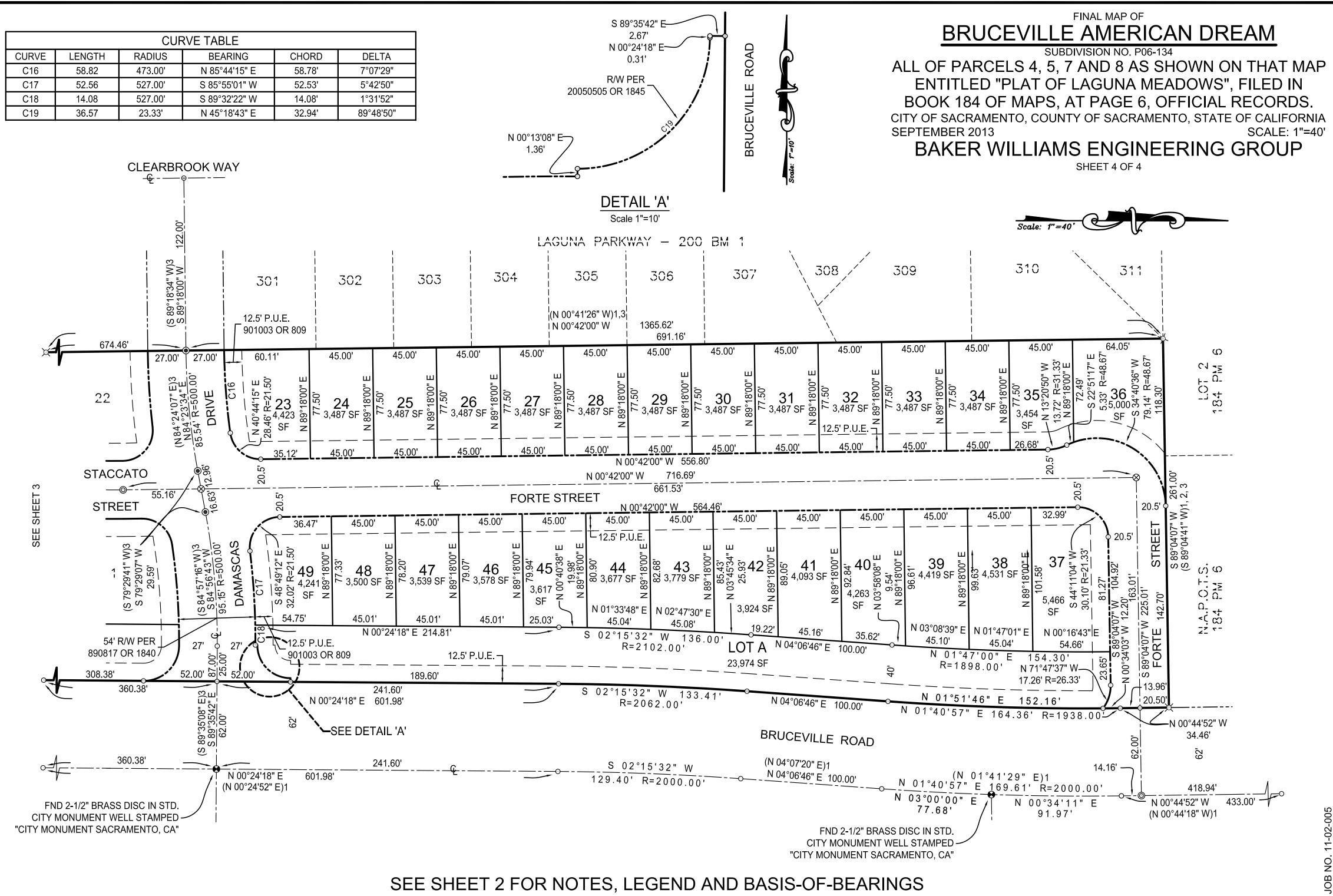
ALL OF PARCELS 4, 5, 7 AND 8 AS SHOWN ON THAT MAP ENTITLED "PLAT OF LAGUNA MEADOWS", FILED IN BOOK 184 OF MAPS, AT PAGE 6, OFFICIAL RECORDS. CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA **SEPTEMBER 2013** SCALE: 1"=40'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 3 OF 4









RESOLUTION NO. 13-10-____

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

October 28, 2013

APPROVING AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR TRANSPORTATION PURPOSES WITH THE JOHN MOURIER CONSTRUCTION, INC.

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

THAT, the Irrevocable Offer to Dedicate (IOD) Real Property for Transportation Purposes between Sacramento Regional Transit District (RT) and John Mourier Construction, Inc. is hereby approved.

THAT, the General Manager/CEO is hereby authorized and directed to execute said IOD and a certificate of dedication, as required under Government Code Section 66477.5, and to record both and any other documents necessary to complete the offer of dedication.

PATRICK HUME, Chair

ATTEST:

MICHAEL R. WILEY, Secretary

By:

Cindy Brooks, Assistant Secretary