

REGIONAL TRANSIT ISSUE PAPER

| 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 Real 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

Approved:

Presented:

Final 10/21/13

General Manager/CEO

AGM of Planning & Transit Systems Development

J:\Board Meeting Documents\2013\17 October 28, 2013\Bruceville Dream Issue Paper.doc

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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 transferring 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.

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

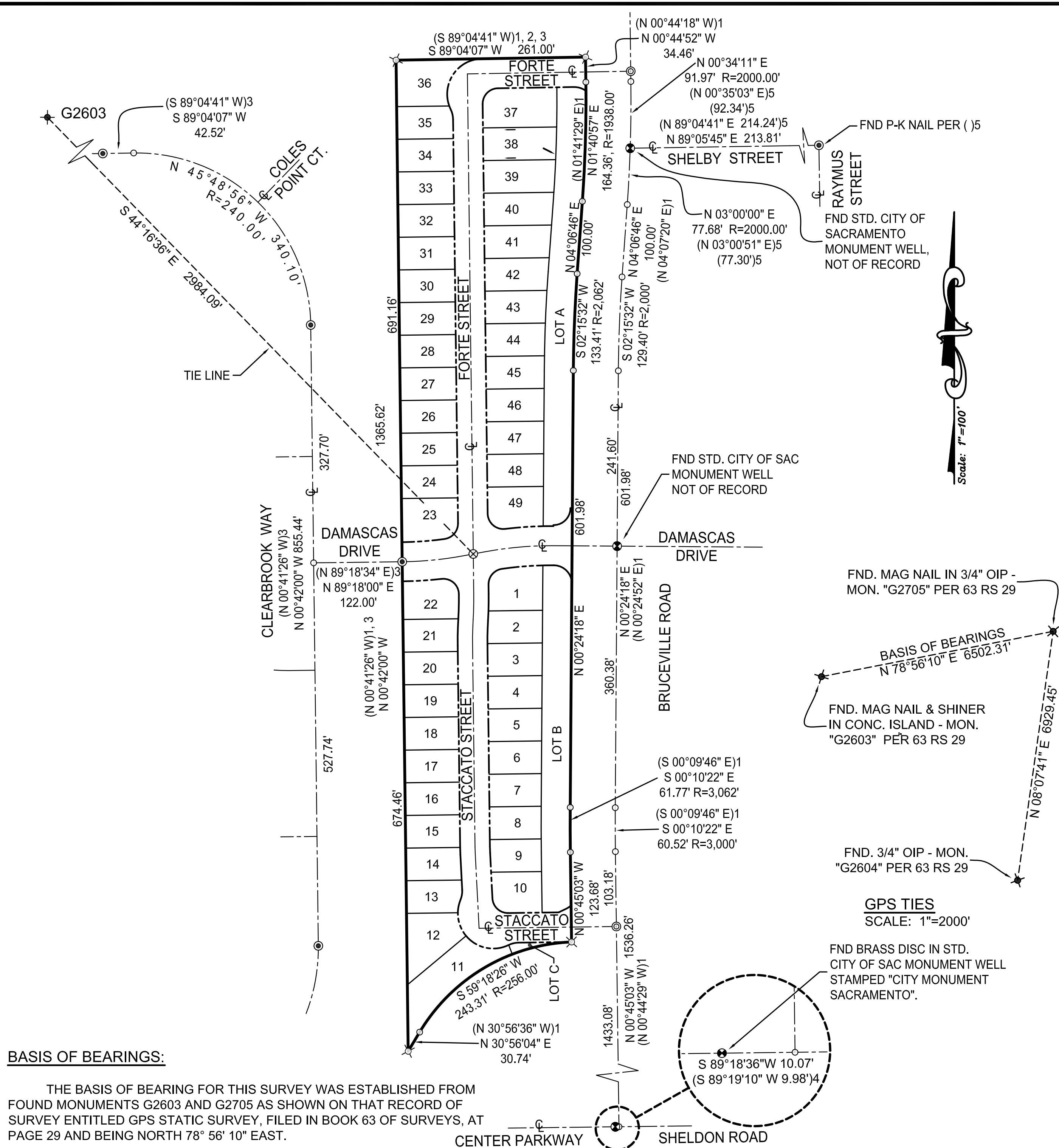
SHEET 2 OF 4

LEGEND:

- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL LINE
- N.A.P.O.T.S. NOT A PART OF THIS SUBDIVISION
- o DIMENSION POINT, NOTHING FOUND OR SET
- ⊙ SET 1/2" Ø x 2" LONG MAG NAIL W/ WASHER STAMPED "L.S. 4732"
- ⊗ SET 3/4" REBAR WITH CAP STAMPED "L.S. 4732"
- ⊗ SET 2" BRASS DISC IN STD. CITY OF SACRAMENTO MONUMENT WELL STAMPED "L.S. 4732"
- ⊗ FOUND MONUMENT AS NOTED
- ⊗ FOUND MONUMENT WELL AS NOTED
- ⊗ 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
- ()5 RECORD PER 261 BM 10

NOTES:

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.
3. LOTS 'A' AND 'B' SHALL BE IRREVOCABLY OFFERED FOR DEDICATION IN FEE TO REGIONAL TRANSIT FOR TRANSIT USE PER BOOK _____ AT PAGE _____, OFFICIAL RECORDS.
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.



BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED FROM FOUND MONUMENTS G2603 AND G2705 AS SHOWN ON THAT RECORD OF SURVEY ENTITLED GPS STATIC SURVEY, FILED IN BOOK 63 OF SURVEYS, AT PAGE 29 AND BEING NORTH 78° 56' 10" EAST.

GPS TIES
SCALE: 1"=2000'

FND BRASS DISC IN STD. CITY OF SAC MONUMENT WELL STAMPED "CITY MONUMENT SACRAMENTO".

FND. MAG NAIL IN 3/4" OIP - MON. "G2705" PER 63 RS 29

FND. MAG NAIL & SHINER IN CONC. ISLAND - MON. "G2603" PER 63 RS 29

FND. 3/4" OIP - MON. "G2604" PER 63 RS 29

FND STD. CITY OF SAC MONUMENT WELL NOT OF RECORD

FND STD. CITY OF SACRAMENTO MONUMENT WELL, NOT OF RECORD

FND P-K NAIL PER ()5



FINAL MAP OF
BRUCEVILLE AMERICAN DREAM

SUBDIVISION NO. P06-134

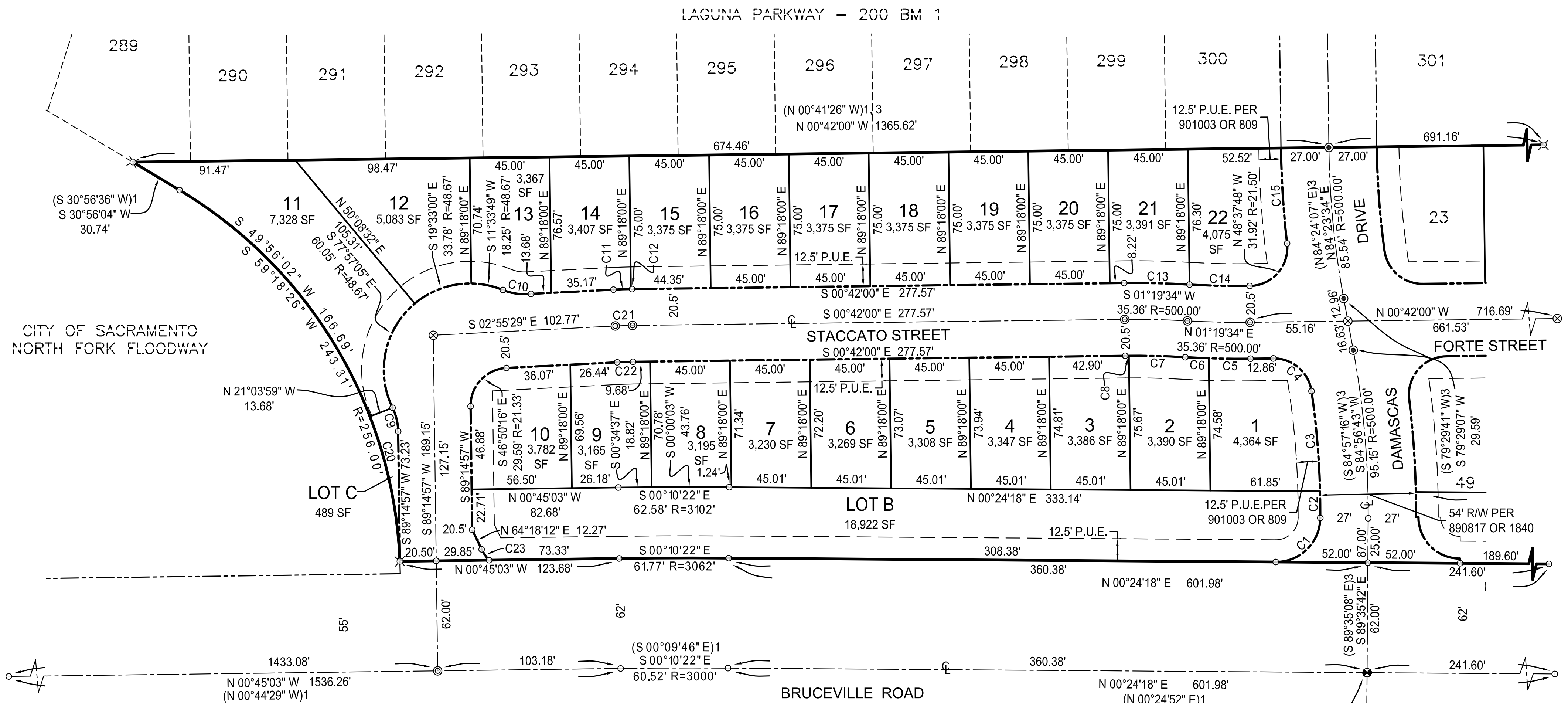
ALL OF PARCELS 4, 5, 7 AND 8 AS SHOWN ON THAT MAP ENTITLED "PLAT OF LAGUNA MEADOWS", FILED IN BOOK 184 OF MAPS, AT PAGE 6, OFFICIAL RECORDS. CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
SEPTEMBER 2013
SCALE: 1"=40'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 3 OF 4

| CURVE TABLE | | | | | |
|-------------|--------|---------|---------------|--------|-----------|
| CURVE | LENGTH | RADIUS | BEARING | CHORD | DELTA |
| C1 | 39.27 | 25.00' | N 44°35'42" W | 35.36' | 90°00'00" |
| C2 | 15.00 | 473.00' | S 89°29'47" W | 15.00' | 1°49'02" |
| C3 | 56.76 | 473.00' | S 85°09'00" W | 56.72' | 6°52'31" |
| C4 | 30.92 | 21.50' | S 40°30'22" W | 28.33' | 82°24'44" |
| C5 | 23.57 | 520.50' | N 00°35'51" E | 23.57' | 2°35'42" |
| C6 | 13.24 | 520.50' | N 02°37'25" E | 13.24' | 1°27'26" |
| C7 | 31.81 | 479.50' | S 01°27'07" W | 31.80' | 3°48'03" |
| C8 | 2.10 | 479.50' | S 00°34'28" E | 2.10' | 0°15'05" |
| C9 | 13.83 | 31.33' | S 76°36'07" W | 13.72' | 25°17'40" |

| 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" |



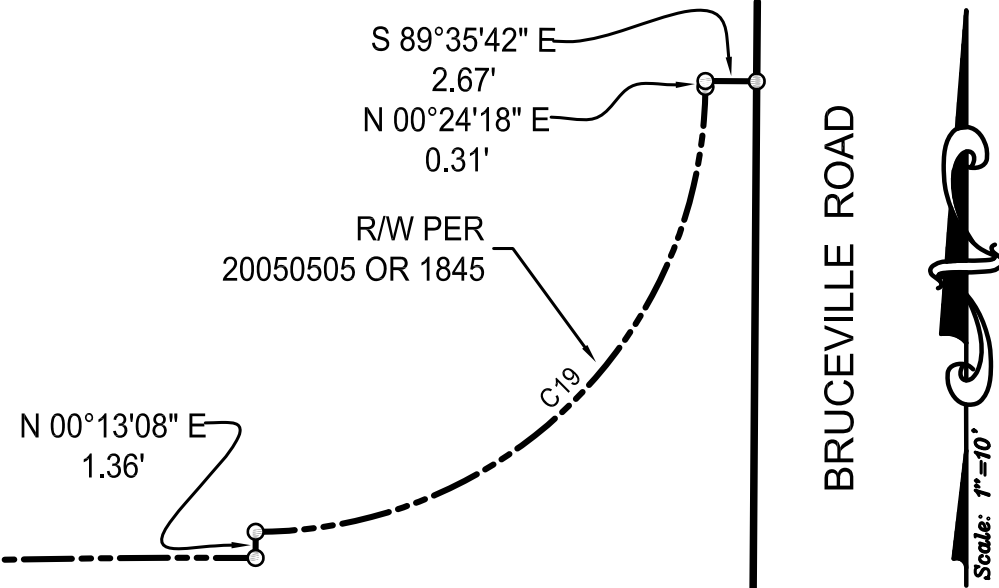
SEE SHEET 2 FOR NOTES, LEGEND AND BASIS-OF-BEARINGS

SEE SHEET 4

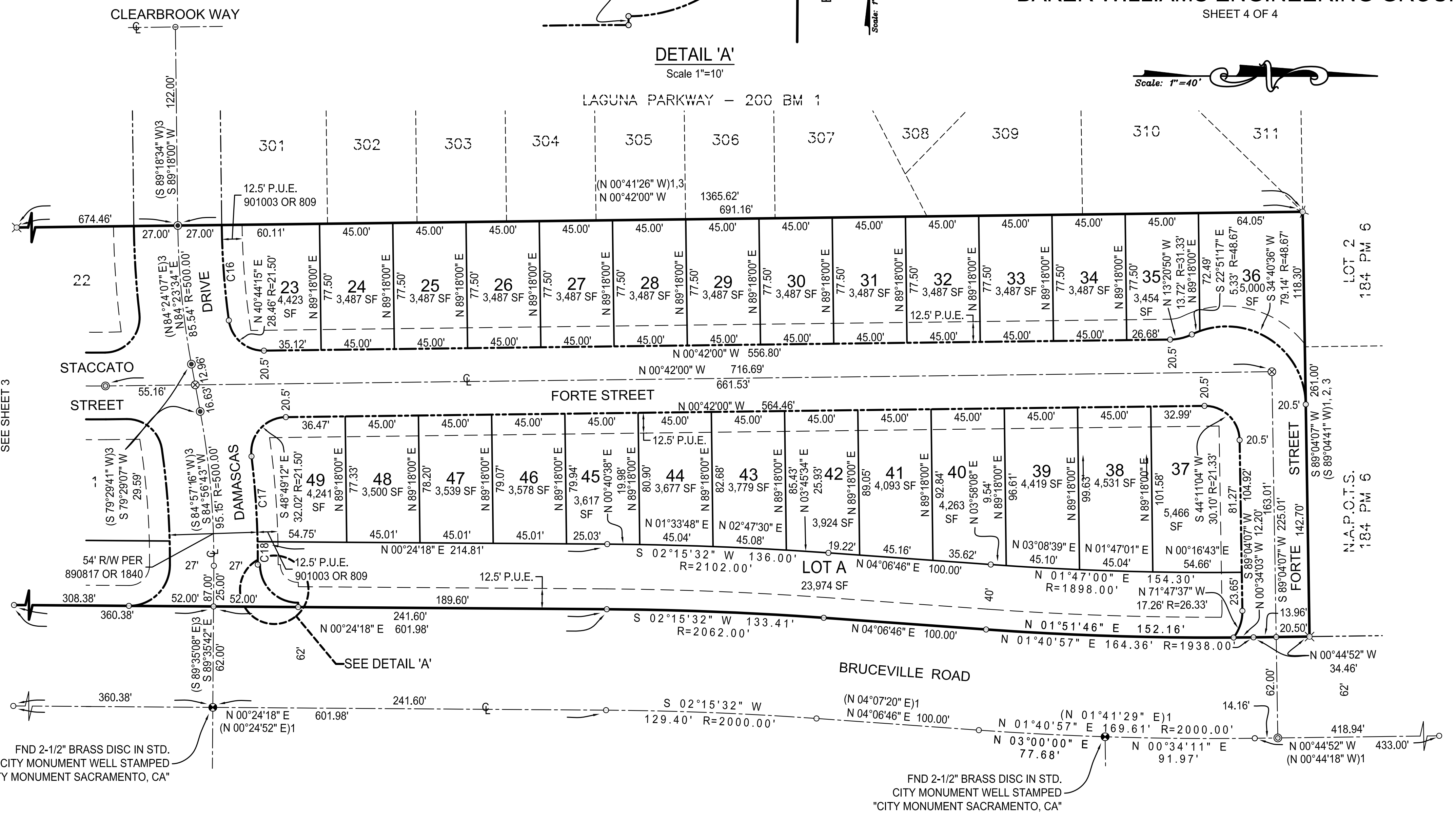
JOB NO. 11-02-005

S:\B\WEG Jobs\2011 Jobs\11-02-005 Bruceville American Dream\Final Map\1102005-FM.dwg, 03-MAP, 9/11/2013 9:45:58 AM, David

| CURVE TABLE | | | | | |
|-------------|--------|---------|---------------|--------|-----------|
| CURVE | LENGTH | RADIUS | BEARING | CHORD | DELTA |
| C16 | 58.82 | 473.00' | N 85°44'15" E | 58.78' | 7°07'29" |
| C17 | 52.56 | 527.00' | S 85°55'01" W | 52.53' | 5°42'50" |
| C18 | 14.08 | 527.00' | S 89°32'22" W | 14.08' | 1°31'52" |
| C19 | 36.57 | 23.33' | N 45°18'43" E | 32.94' | 89°48'50" |



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 SHEET 4 OF 4



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S:\B\WEG_Jobs\2011_Jobs\11-02-005 Bruceville American Dream\Final Map\1102005-FM.dwg, 04-MAP, 9/11/2013 9:46:03 AM, David

JOB NO. 11-02-005

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

A T T E S T:

MICHAEL R. WILEY, Secretary

By: _____
Cindy Brooks, Assistant Secretary