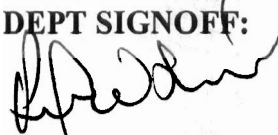
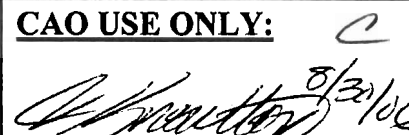




**EL DORADO COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL  
Meeting of September 12, 2006**

**AGENDA TITLE:** Irrevocable Offer of Dedication #2006-15; RS #12/104, Tract 1; J.J.D. Properties, Ltd., a California limited partnership

|  |   |  |
|--|---|--|
| <b>DEPARTMENT:</b> Transportation  | <b>DEPT SIGNOFF:</b>  | <b>CAO USE ONLY:</b>  |
| <b>CONTACT:</b> Deborah Gruber  |   |  |
| <b>DATE:</b> 8/23/06   | <b>PHONE:</b> XT 6519  |  |

**DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:**

The Department of Transportation recommends the Board of Supervisors:

1. Approve the attached Irrevocable Offer of Dedication for a road right of way and public utilities easement on Starkes Grade Road and Pine Tree Road, and adopt the Resolution accepting said offer for Starkes Grade Road, and acknowledging but rejecting said offer for Pine Tree Road, at this time; and
2. Authorize the Chairman to sign said Resolution.

**CAO RECOMMENDATIONS:** *Recommend approval. Laurie A. Hill 8/28/06*

Financial impact? ( ) Yes (X) No      Funding Source: ( ) Gen Fund ( ) Other

**BUDGET SUMMARY:**

|                                  |       |
|----------------------------------|-------|
| Total Est. Cost                  | _____ |
| <b>Funding</b>                   |       |
| Budgeted                         | _____ |
| New Funding                      | _____ |
| Savings                          | _____ |
| Other                            | _____ |
| Total Funding                    | _____ |
| <b>Change in Net County Cost</b> |       |

Other: \_\_\_\_\_

**CAO Office Use Only:**

4/5's Vote Required      ( ) Yes (X) No  
 Change in Policy      ( ) Yes (X) No  
 New Personnel      ( ) Yes (X) No

**CONCURRENCES:**

Risk Management \_\_\_\_\_  
 County Counsel \_\_\_\_\_  
 Other \_\_\_\_\_

**\*Explain**

**BOARD ACTIONS:**

Vote: Unanimous \_\_\_\_\_ Or \_\_\_\_\_  
 Ayes:  
 Noes:  
 Abstentions:  
 Absent:

**I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors**

Date: \_\_\_\_\_

Attest: Cindy Keck, Board of Supervisors Clerk

By: \_\_\_\_\_



**MAINTENANCE DIVISION:**  
2441 Headington Road  
Placerville CA 95667  
Phone: (530) 642-4909  
Fax: (530) 642-9238

**RICHARD W. SHEPARD, P.E.**  
Director of Transportation  
  
Internet Web Site:  
<http://co.el-dorado.ca.us/dot>

**MAIN OFFICE:**  
2850 Fairlane Court  
Placerville CA 95667  
Phone: (530) 621-5900  
Fax: (530) 626-0387



August 23, 2006

Board of Supervisors  
330 Fair Lane  
Placerville, California 95667

**Title: Irrevocable Offer of Dedication #2006-15;  
RS #12/104, Tract 1;  
J.J.D. Properties, Ltd., a California limited partnership**

**Meeting Date: September 12, 2006 \ District II \ Supervisor: Helen Baumann**

Dear Members of the Board:

**Recommendations:**

The Department of Transportation recommends the Board of Supervisors:

1. Approve the attached Irrevocable Offer of Dedication for a road right of way and public utilities easement on Starkes Grade Road and Pine Tree Road, and adopt the Resolution accepting said offer for Starkes Grade Road, and acknowledging but rejecting said offer for Pine Tree Road, at this time; and
2. Authorize the Chairman to sign said Resolution.

**Reasons for Recommendations:**

The Department of Transportation has received an Irrevocable Offer of Dedication for road right of way and public utilities easements situated along the centerline of Starkes Grade Road and Pine Tree Road, for the subject property identified as Assessor's Parcel Number 076-310-49, being more particularly described in Exhibits "A" and "A"-1 and depicted in Exhibits "B" and "B"-1 of the attached Resolution. Said dedication is being made by J.J.D. Properties, Ltd., a California limited partnership, and is necessary to meet the condition requirements of Boundary Line Adjustment application BLA #05-0098. The subject property location lies south of U.S. Highway 50, and east of Sly Park Road, in Pollock Pines.

The Department of Transportation's staff has reviewed said offer and recommends that the Board adopt and authorize the Chairman to sign the Resolution accepting said offer for Starkes Grade Road, and acknowledging but rejecting said offer for Pine Tree Road, at this time. Authorization for recording of said offer is pursuant to Government Code Section 7050.

**Fiscal Impact:**

None.

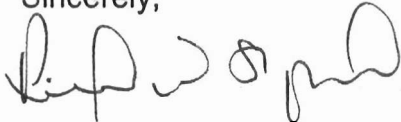
**Net County Cost:**

There is no net County cost.

**Action to be Taken Following Approval:**

1. Said Resolution will be recorded.
2. A copy of the recorded Resolution will be sent to the property owner.

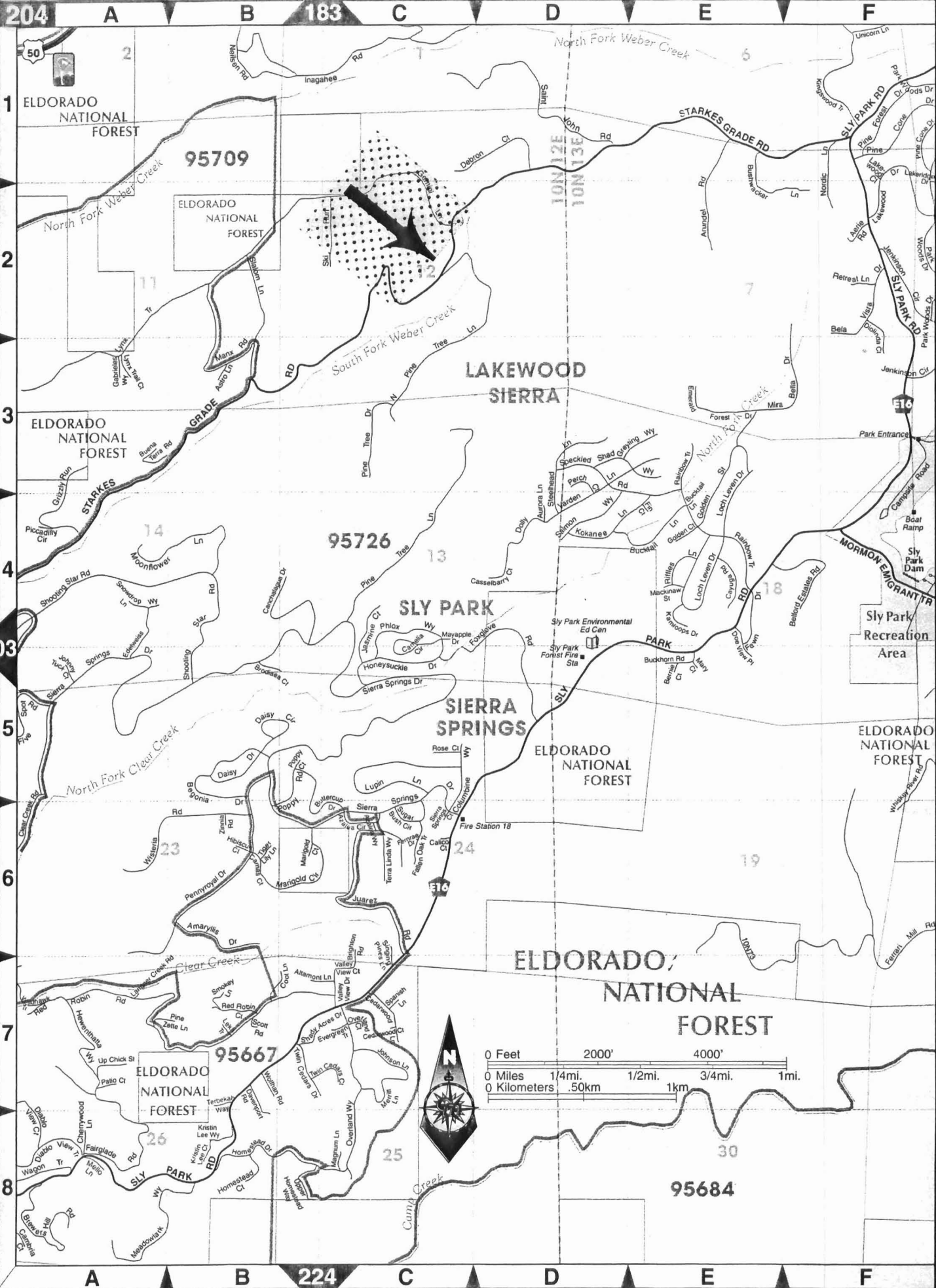
Sincerely,

A handwritten signature in black ink, appearing to read "Richard W. Shepard".

Richard W. Shepard, P.E.  
Director of Transportation

RWS: PF/ dg

Attachment(s): Vicinity Map  
Resolution  
Irrevocable Offers of Dedication  
Exhibits



EL DORADO COUNTY

See Page



**RESOLUTION NO. \_\_\_\_\_**  
**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**  
**Irrevocable Offer of Dedication #2006-15**  
**RS #12/104, Tract 1**  
**Assessor's Parcel Number 076-310-49**  
**J.J.D. Properties, Ltd., a California limited partnership**

**WHEREAS**, the authority to invoke the process of dedicating an easement over, under and/or across property by the County 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, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

**WHEREAS**, J.J.D. Properties, Ltd., a California limited partnership, is the legal owner of the property identified as Assessor's Parcel Number 076-310-49, and is offering for dedication a road right of way and public utilities easement, located on Starkes Grade Road and Pine Tree Road, to the County of El Dorado; and

**WHEREAS**, said easements are described in Exhibits "A" and "A"-1, and depicted in Exhibits "B" and "B"-1, attached to the Irrevocable Offer of Dedication; and

**WHEREAS**, said offer shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offer; and

**WHEREAS**, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to accept said offer on Starkes Grade Road, and acknowledge but reject said offer on Pine Tree Road, at this time.

**NOW, THEREFORE BE IT RESOLVED**, that from and after the date this Resolution is recorded, said offer for Starkes Grade Road is hereby accepted, and said offer for Pine Tree Road is hereby acknowledged, but rejected, at this time, by the County of El Dorado Board of Supervisors.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote of said Board:

**ATTEST**  
**CINDY KECK**  
Clerk of the Board of Supervisors

**Ayes:**  
**Noes:**  
**Absent:**

By \_\_\_\_\_  
Deputy Clerk

James R. Sweeney, Chairman, Board of Supervisors

**I CERTIFY THAT:**  
**THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.**

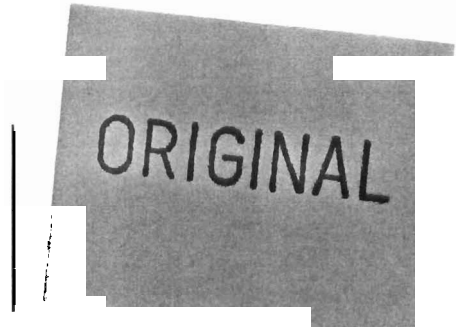
**DATE** \_\_\_\_\_

**ATTEST: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California**

By \_\_\_\_\_  
Deputy Clerk

When recorded mail to:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville CA 95667

APN: 076-310-49



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  
ROAD RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT**

J. J. D. PROPERTIES, LTD., a California limited partnership, hereinafter called GRANTORS, owners of the real property herein described, do hereby irrevocably offer for dedication to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, a road right of way, and a public utilities easement, for all public purposes, over, under, and across that certain real property 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 County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTORS have hereunto subscribed their names this  
11<sup>th</sup> day of JULY, 2006.

GRANTORS

J. J. D. Properties, Ltd., a California limited partnership

|  |  |
|--|--|
| <br>_____ | <br>_____ |
| JAMES J. DISION,<br>Printed name and title   | MANAGING<br>GENERAL PARTNER<br>Printed name and title  |

**(A Notary Public must acknowledge all signatures)**

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Monterey } ss.

On July 11, 2006 before me, Fran Lucido, Notary Public  
(DATE) (NOTARY)  
personally appeared James J. Didion  
SIGNER(S)

personally known to me - OR-  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.



WITNESS my hand and official seal.

Fran Lucido  
NOTARY'S SIGNATURE

**OPTIONAL INFORMATION**

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

**CAPACITY CLAIMED BY SIGNER (PRINCIPAL)**

**DESCRIPTION OF ATTACHED DOCUMENT**

- INDIVIDUAL
- CORPORATE OFFICER

- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

\_\_\_\_\_  
TITLE(S)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
TITLE OR TYPE OF DOCUMENT

\_\_\_\_\_  
NUMBER OF PAGES

\_\_\_\_\_  
DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
OTHER

**ILLEGIBLE NOTARY DECLARATION**

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Fran Lucido

Date commission expires August 9, 2007

Notary identification number 1434247  
(For Notaries commissioned after 1-1-1992)

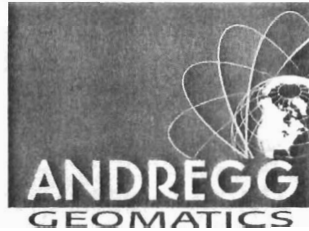
Manufacturer/Vendor identification number VRS2  
(For Notaries commissioned after 1-1-1992)

Place of execution of this declaration Placerville, CA

Dated 8-24-2006

Signed Heborah Shubik  
(Firm name, if any)  
County OF El Dorado  
Department OF Transportation





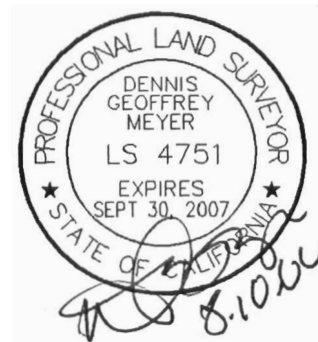
August 10, 2006

**EXHIBIT "A"**  
**ROAD EASEMENT – STARKS GRADE ROAD**

A portion of the tract of land shown and designated as Tract 1 on the Record of Survey filed in Book 12 of Surveys at Page 104, El Dorado County Records, located in Section 12, Township 10 North, Range 12 East, M.D.M.

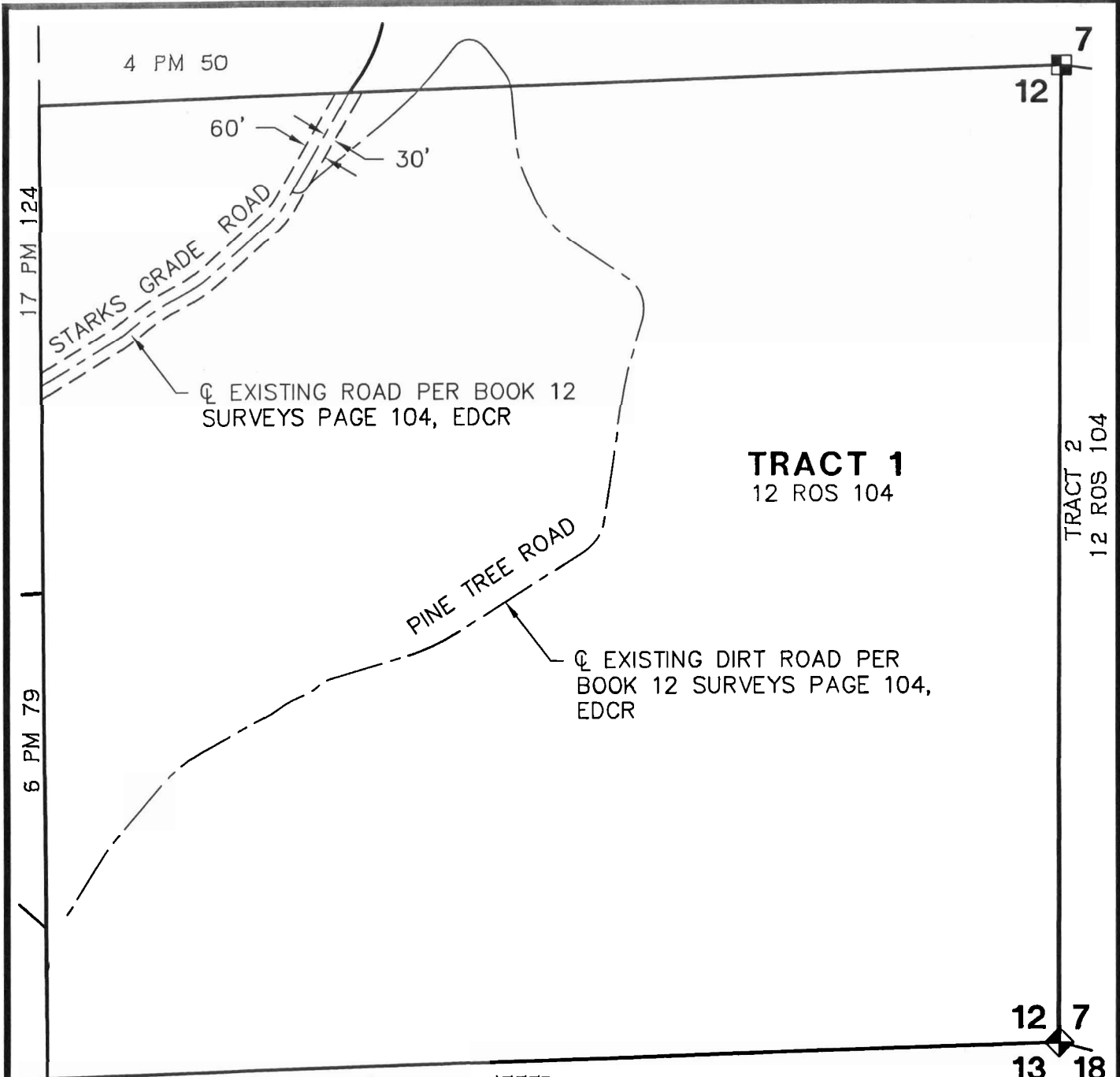
A strip of land having a right angle width of sixty (60.00) feet lying thirty (30.00) feet on each side of the following described centerline:

A road centerline shown and designated as "Starks Grade Road" on the above described Record of Survey. The sidelines of which shall be lengthened or shortened as the case may be to meet the boundary of the lands of the grantor.



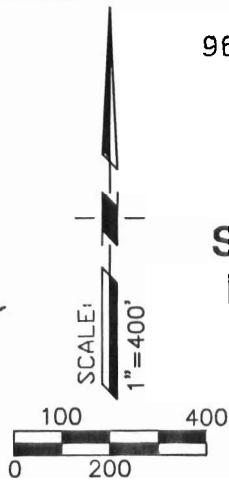
*X:\ddd2\1269docs\Pine Tree Road Easement.doc*

*We take your position precisely.*



JEFFS  
960 OR 367

**EXHIBIT 'B'**  
**ROAD EASEMENT**  
 A PORTION OF  
 SECTION 12, T.10 N., R.12 E., M.D.M.  
 EL DORADO COUNTY, CALIFORNIA  
 SCALE: 1"=400' JUNE 30, 2006



**ANDREGG**  
**GEOMATICS**  
 www.andregg.com  
 800-400-7072



August 10, 2006

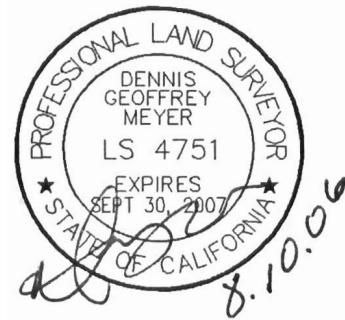
**EXHIBIT "A"-1  
ROAD EASEMENT – PINE TREE ROAD**

A portion of the tract of land shown and designated as Tract 1 on the Record of Survey filed in Book 12 of Surveys at Page 104, El Dorado County Records, located in Section 12, Township 10 North, Range 12 East, M.D.M.

A strip of land having a right angle width of sixty (60.00) feet lying thirty (30.00) feet on each side of the following described centerline:

A road centerline shown and designated as "Approx. Centerline Existing Dirt Road" on the above described Record of Survey. The sidelines of which shall be lengthened or shortened as the case may be to meet the boundary of the lands of the grantor.

EXCEPTING therefrom any portion lying Northerly of the North line of said Tract 1.



*X:\ladd2\1269docs\Pine Tree Road Easement.doc*

*We take your position precisely.*

4 PM 50

17 PM 124

6 PM 79

7  
12

TRACT 2  
12 ROS 104

**TRACT 1**  
12 ROS 104

STARKS

ROAD  
60', 30'

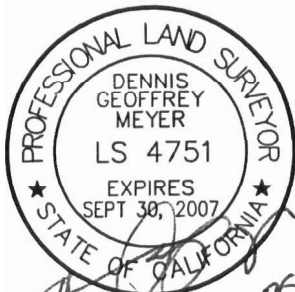
PINE TREE ROAD

Q EXISTING DIRT ROAD PER  
BOOK 12 SURVEYS PAGE 104.

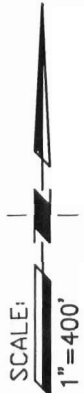
30' 60'

12 7  
13 18

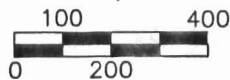
JEFFS  
960 OR 367



*B.10.06*



SCALE:  
1"=400'



**EXHIBIT 'B' -1**  
**ROAD EASEMENT**  
A PORTION OF  
SECTION 12, T.10 N., R.12 E., M.D.M.  
EL DORADO COUNTY, CALIFORNIA  
SCALE: 1"=400' AUGUST 10, 2006

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GEOMATICS**

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