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**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Department of Facilities Management
And Transportation Department

SUBMITTAL DATE:
June 17, 2004

SUBJECT: NOTICE OF INTENTION TO CONDEMN REAL PROPERTY FOR ROADWAY
PURPOSES/WASHINGTON STREET OFFSITE IMPROVEMENTS
FIRST SUPERVISORIAL DISTRICT

RECOMMENDED MOTION: That the Board of Supervisors approve Resolution No. 2004-323, Notice of Intention to Condemn Real Property for Roadway Purposes/Washington Street Offsite Improvements, and to set a public hearing for Resolution No. 2004-324, Authorizing Condemnation of Real Property for Roadway Purposes/Washington Street Offsite Improvements, on August 24, 2004.

BACKGROUND: As a condition of approval for Tract Map 29622-1, William Lyon Homes, Inc.

(Continued on Page 2)

George A. Johnson

GEORGE A. JOHNSON, Director
Transportation Department

Michael J. Sylvester

MICHAEL J. SYLVESTER, Director
Department of Facilities Management

GAJ:MJS:JS
9.092

FINANCIAL DATA	Current F.Y. Total Cost:	\$2,542	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$0	For Fiscal Year:	04/05
SOURCE OF FUNDS: Costs reimbursed to County Counsel 100% by developer			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature _____
[Signature]

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: _____ District: 1 Agenda Number: _____

3.30

BOARD OF SUPERVISORS

Form 11: NOTICE OF INTENTION TO CONDEMN REAL PROPERTY FOR
ROADWAY PURPOSES/WASHINGTON STREET OFFSITE
IMPROVEMENTS

June 17, 2004

Page 2

BACKGROUND: (Continued)

is planning to extend and improve Washington Street in the Woodcrest area of the County of Riverside. As a condition of development, the County of Riverside has required William Lyon Homes to install offsite improvements at the corner of Van Buren and Washington Street.

Offers have been made to the property owners as required by Government Code Section 7267.2. Settlement has not been reached with the property owners, although negotiations are still in progress. Resolution No. 2004-324, Authorizing Condemnation of Real Property for Roadway Purposes/Washington Street Offsite Improvements will be submitted for approval on August 24, 2004

RESOLUTION NO. 2004-323

NOTICE OF INTENTION TO CONDEMN REAL PROPERTY
FOR ROADWAY PURPOSES
WASHINGTON STREET OFFSITE IMPROVEMENTS

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of Riverside County, State of California, in regular session assembled on July 27, 2004, and NOTICE IS HEREBY GIVEN as follows:

1. That this Board intends to adopt a resolution of necessity authorizing the condemnation of certain parcels of real property for roadway improvement purposes described as portions of Assessor's Parcel Numbers 274-040-002 and 274-040-025, shown on legal descriptions and plat maps on file in the Office of the Clerk of the Board, and located in the Woodcrest area of the County of Riverside, and to hold a public hearing on August 24, 2004, at 9:30 a.m. in the meeting room of the Board of Supervisors located on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, at which time each person whose real property is sought to be condemned and whose name and address appears on the last equalized County Assessment Roll and who has filed a timely written request to appear and be heard, will be given an opportunity to be heard on the following matters:

a. Whether the public interest and necessity require the construction of the public improvement.

b. Whether the public improvement is planned and located in the manner that will be most compatible with the greatest public good and the least private injury.

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c. Whether the real property sought to be acquired is necessary for the construction of the public improvement.

2. That the failure of any person, whose real property is sought to be condemned, to file a written request to appear and be heard with the Clerk of the Board within 15 days after a copy of the resolution is mailed to, or personally served upon such person, will result in his or her waiver of the right to appear and be heard.

BE IT FURTHER RESOLVED that the Clerk of the Board shall cause a copy of this resolution and a copy of the legals and plats to be mailed to or personally served upon each person whose real property is sought to be condemned and whose name and address appears on the last equalized County Assessment Roll.

JS:sh
6/17/04
104FM
9.091

FORM APPROVED
COUNTY COUNSEL

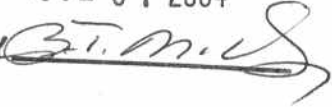
JUL 07 2004
BY 

EXHIBIT "A"
ROAD DEDICATION
WASHINGTON STREET

A PORTION OF LOTS 4 AND 5 OF WOODCREST ACRES NO. 4, FILED IN BOOK 15, PAGE 24 OF MAPS ALSO BEING IN THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 3 SOUTH RANGE 5 WEST SAN BERNARDINO MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF LOT "F" KNOWN AS WASHINGTON STREET BEING 30.00 FEET IN HALF WIDTH PER SAID WOODCREST ACRES NO. 4 AND LOT "J" KNOWN AS VAN BUREN BOULEVARD BEING 100.00 FEET WIDE (70.00 FEET SOUTHERLY AND 30.00 FEET NORTHERLY) PER FINAL ORDER OF CONDEMNATION NO. 33752, RECORDED FEBRUARY 16, 1943 IN BOOK 571, PAGE 113 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID WASHINGTON STREET AND THE WESTERLY LINE OF SAID SECTION, SOUTH $00^{\circ}37'15''$ WEST, A DISTANCE OF 375.12 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 4 OF SAID MAP;

THENCE AT RIGHT ANGLES SOUTH $89^{\circ}22'45''$ EAST ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 30.00 FEET TO THE WESTERLY LINE OF SAID LOT 4 AND THE EASTERLY RIGHT OF WAY LINE OF SAID WASHINGTON STREET, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH $00^{\circ}37'15''$ EAST, A DISTANCE OF 177.66 FEET TO THE SOUTHERLY LINE OF SAID LOT 5;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH $89^{\circ}22'45''$ EAST, A DISTANCE OF 14.00 FEET TO THE EASTERLY LINE OF DEED RECORDED JUNE 5, 1975 AS INSTRUMENT NO. 65685 OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID EASTERLY LINE, NORTH $00^{\circ}37'15''$ EAST, A DISTANCE OF 118.14 FEET TO THE SOUTHERLY LINE OF DEED RECORDED SEPTEMBER 28, 1965 AS INSTRUMENT NO. 111196 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH $39^{\circ}55'14''$ WEST;

THENCE ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 25.94 FEET THROUGH A CENTRAL ANGLE OF $37^{\circ}09'01''$ TO THE SOUTHERLY LINE OF SAID DEED AND SAID ORDER OF CONDEMNATION, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SAID VAN BUREN BOULEVARD;

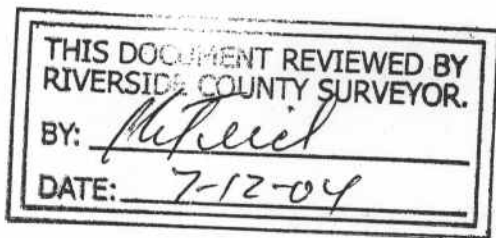
THENCE TANGENT TO SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH $89^{\circ}33'32''$ EAST, A DISTANCE OF 5.29 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH $45^{\circ}31'51''$ WEST, A DISTANCE OF 32.48 FEET TO A POINT ON A LINE LYING 50.00 FEET EASTERLY AND PARALLEL WITH THE CENTERLINE OF SAID WASHINGTON STREET AS MEASURED AT RIGHT ANGLES;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°37'15" WEST, A DISTANCE OF 282.35 FEET TO THE SOUTHERLY LINE OF SAID LOT 4 OF SAID MAP;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°22'45" WEST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS: 4,505.55 SQUARE FEET MORE OR LESS AND BY REFERENCE THERETO MADE A PART HEREOF.



Prepared under the supervision of:

[Signature] Date: 3/29/04
Bruce A. Pierce, PLS. #7560
Expires 12/31/05
THE KEITH COMPANIES, INC.
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553
(909) 697-8300

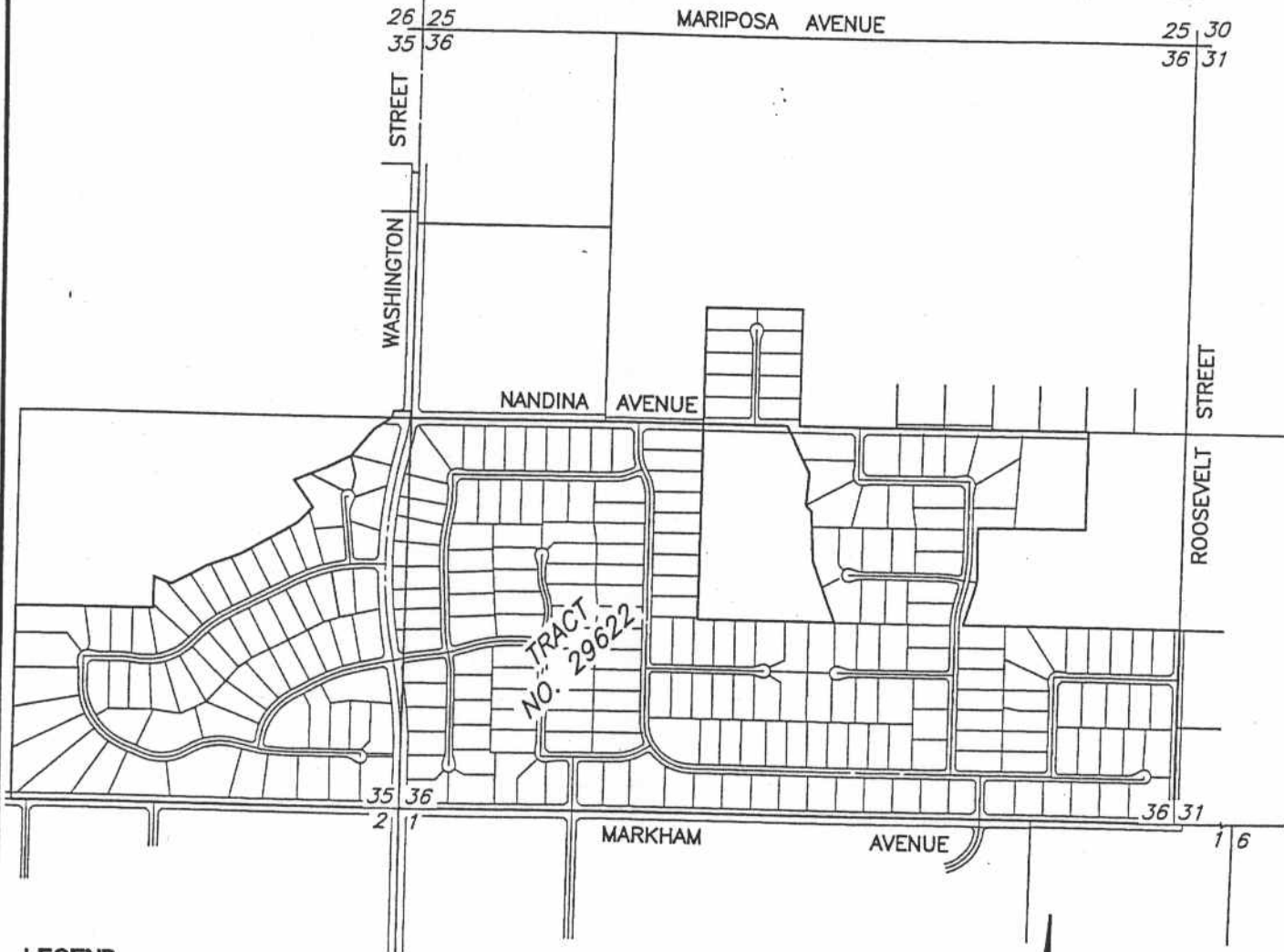
EXHIBIT "B"

SHEET 1 OF 2

THIS EXHIBIT TO BE ATTACHED TO THE LEGAL EXHIBIT

VAN BUREN BLVD.
 SEE SHEET 2 — A.P.N. 274-040-025
 A.P.N. 274-040-002

THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *P. Pierce*
 DATE: 7-12-04



LEGEND

----- SECTION LINES
 - - - - - TENTATIVE TRACT BOUNDARY



SCALE: 1" = 1200'

SECTION 25 T.3S., R.5W. S.B.M.

**ROAD DEDICATION
WASHINGTON STREET**

The Keith Companies **TKC**

22690 Cactus Avenue, Suite 300 Moreno Valley, CA 92553-9024 (909) 653-0234

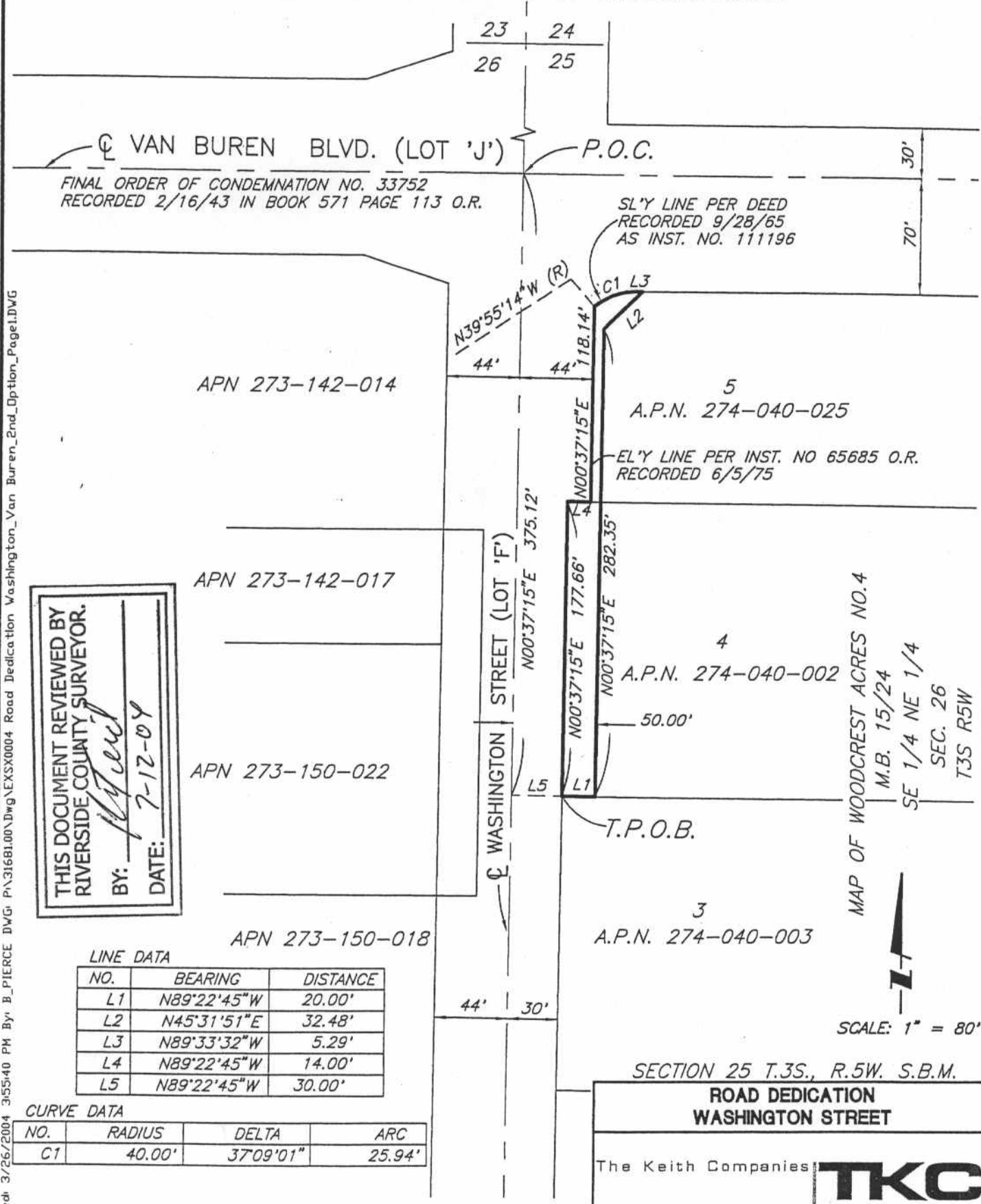
Bruce A. Pierce 3/29/04
 PREPARED UNDER THE SUPERVISION OF DATE
 BRUCE A. PIERCE, L.S. 7560
 EXP. 12-31-05

Plotted: 3/25/2004 3:26:48 PM By: B_PIERCE DWG: P:\31681.00\DWG\EXSY0005 Road Dedication Washington_Van Buren_2nd_Option_Page2.DWG

EXHIBIT "B"

SHEET 2 OF 2

THIS EXHIBIT TO BE ATTACHED TO THE LEGAL EXHIBIT



FINAL ORDER OF CONDEMNATION NO. 33752
RECORDED 2/16/43 IN BOOK 571 PAGE 113 O.R.

SL'Y LINE PER DEED
RECORDED 9/28/65
AS INST. NO. 111196

EL'Y LINE PER INST. NO 65685 O.R.
RECORDED 6/5/75

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR,
BY: *[Signature]*
DATE: 7-12-04

LINE DATA

NO.	BEARING	DISTANCE
L1	N89°22'45"W	20.00'
L2	N45°31'51"E	32.48'
L3	N89°33'32"W	5.29'
L4	N89°22'45"W	14.00'
L5	N89°22'45"W	30.00'

CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	40.00'	37°09'01"	25.94'

MAP OF WOODCREST ACRES NO.4
M.B. 15/24
SE 1/4 NE 1/4
SEC. 26
T3S R5W

SECTION 25 T.3S., R.5W. S.B.M.

ROAD DEDICATION
WASHINGTON STREET

The Keith Companies **TKC**

Plotted: 3/26/2004 3:55:40 PM By: B_PIERCE DWG: P:\31681.00\Draw\EXS\0004 Road Dedication Washington_Van Buren_End_Option_Page1.DWG