

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



ITEM: 19.1
(ID # 11519)

MEETING DATE:
Tuesday, March 10, 2020

FROM: ECONOMIC DEVELOPMENT AGENCY (EDA) AND Transportation-TLMA:

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)-TRANSPORTATION DEPARTMENT: Public Hearing for the Adoption of Resolution No. 2020-002, Authorizing the Resolution of Necessity for the North Indian Canyon Drive Widening Project in the Palm Springs and Desert Hot Springs area, California Environmental Quality Act Finding of Nothing Further is Required, District 5; [Total Cost - \$61,750] – Transportation Uniform Mitigation Fee (CVAG)-100% (4/5th Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that nothing further is required for the purchase of the permanent easement for road purposes and temporary construction easement by the County as they have been adequately analyzed in the Final Initial Study/Mitigated Negative Declaration adopted by the Board on January 9, 2018 for the North Indian Canyon Widening Project;
2. Approve Resolution No. 2020-002, Authorizing the Resolution of Necessity for the North Indian Canyon Drive Widening Project;
3. Allocate the sum of \$49,500 for deposits to the State Condemnation Fund; and

ACTION: 4/5 Vote Required


Rose Salgado, Interim Director of Facilities Management 2/18/2020

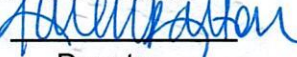

Patricia Romo, Director of Transportation 2/27/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 10, 2020
xc: EDA

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

4. Authorize reimbursement to the Economic Development Agency-Real Estate (EDA-RE) for costs not-to-exceed \$2,250 in due diligence expenses and \$10,000 in staff time.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 61,750	\$ 0	\$ 61,750	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Transportation Uniform Mitigation Fee (CVAG-TUMF) -100%			Budget Adjustment:	No
			For Fiscal Year:	2019/20

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The County of Riverside, in coordination with the Cities of Palm Springs and Desert Hot Springs and the Coachella Valley Association of Governments (CVAG) is proposing to widen and resurface North Indian Canyon Drive between 20th Avenue and Dillon Road to four lanes. The proposed project includes widening the road shoulders and the installation of a new traffic signal at the intersection of North Indian Canyon Drive and Dillon Road.

North Indian Canyon Drive is a major north/south roadway that provides connectivity to Interstate 10 and State Route 62 in the cities and communities near Palm Springs and Desert Hot Springs. The proposed North Indian Canyon Drive Road Widening Project will greatly improve traffic conditions, reduce delays and accommodate future growth in the region.

On January 9, 2018, by agenda item 3.32, the Board of Supervisors adopted the Final Initial Study with Mitigated Negative Declaration for the North Indian Canyon Drive Road Widening Project, and approved the project. The Project includes the acquisition of permanent and temporary easements. The County has determined that the proposed Project will not have a significant effect. Therefore no further action is required for CEQA compliance.

The Economic Development Agency-Real Estate Division (EDA-RE) has presented written offers to the property owners as required by Government Code section 7267.2. The amount of the offers is consistent with current property values in the Palm Springs and Desert Hot Springs area and is based upon fair market value appraisal reports. EDA-RE has also offered to pay the reasonable costs, not-to-exceed \$5,000, for independent appraisals obtained by the property owners as required by Code of Civil Procedure section 1263.025.

Settlement has been reached with the property owner listed below and escrow is in process. However, staff recommends including these properties due to any unforeseen delays to close escrow and obtaining possession of the needed portion of the property.

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

Assessor's Parcel Number (portion)	Parcel Nos.	Owner(s)
666-110-018 666-110-021	0089-004A	Michael Dacolias, an unmarried man

Negotiations are still ongoing with the property owners listed below for the property rights needed for the Project. The County will continue to pursue good faith negotiations with the remaining property owners in order to reach a reasonable and fair transaction.

Assessor's Parcel Number (portion)	Parcel Nos.	Owner(s)
666-240-001	0089-009A	Hung Viet Vu and Amy Tran, husband and wife as joint tenants as to an undivided 62.50% interest and Lee Nguyen and Huong Mai Nguyen, husband and wife as joint tenants, as to an undivided 37.50% interest as tenants in common

On February 11, 2020 the Board approved Resolution No. 2020-001, Notice of Intention to Adopt a Resolution of Necessity for the North Indian Canyon Drive Road Widening Project in the Palm Springs and Desert Hot Springs area.

The County is authorized to acquire property by eminent domain under Article 1, Section 19 of the California Constitution and pursuant to various statutes including Government Code Section 25350.5, Streets and Highway Code section 760 and Code of Civil Procedure section 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 12450.510, and 1240.610.

Impact on Residents and Businesses

The proposed North Indian Canyon Drive Road Widening Project will greatly improve traffic conditions, reduce delay, and accommodate future growth in the region.

Additional Fiscal Information

The amount of \$49,500 represents the deposits to be made to the State Condemnation Fund for the acquisition of the property interests referenced above. The following summarizes the funding necessary for the deposits to the State Condemnation Fund for the properties referenced above as well as due diligence and staff time during the condemnation process.


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

Right of Way Acquisition and Temporary Construction Access (Deposits to the State Condemnation Fund)	\$49,500
Litigation Guarantees	\$2,250
EDA-RE Real Property Staff Time (Condemnation process)	\$10,000
Total Estimated Costs	\$61,750

All costs associated with the aquisition of these properties are fully funded by CVAG in Transportation Department's budget for FY 2019/20. No net County costs will be incurred as a result of this transaction. These charges are estimates only and only actual amounts will be charged to the project.

Attachments:

- Exhibit A – Vicinity Map
- Resolution No. 2020-002 (with legals and plats)


Steven Atkeson 2/27/2020


Gregory H. Priamos, Director County Counsel 2/27/2020

2 **Resolution No. 2020-002**

3 **Authorization to Adopt a Resolution of Necessity for the North Indian Canyon Drive**
4 **Widening Project in the Palm Springs and Desert Hot Springs area**

5
6 **WHEREAS**, the portion of real properties that are the subject of this Notice
7 (collectively the "Subject Properties") are located in the communities of Palm Springs and
8 Desert Hot Springs, County of Riverside, State of California, are legally described and
9 pictorially depicted on the documents attached hereto as Exhibit "A" and Exhibit "B" (and
10 incorporated herein by this reference), are referenced as Parcel Nos. 0089-004A and 0089-
11 009A and are portions of larger real properties in all cases;

12 **WHEREAS**, the Subject Properties, and the corresponding Assessor's Parcel
13 Number(s) of which they are a part, are listed below in Table One;

TABLE ONE	
Assessor's Parcel Number(s) (portion)	Parcel Nos.
666-110-018 666-110-021	0089-004A
666-240-001	0089-009A

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21 **WHEREAS**, the County in coordination with the Cities of Palm Springs and Desert Hot
22 Springs and the Coachella Valley Association of Governments is proposing to widen and
23 resurface North Indian Canyon Drive between 20th Avenue and Dillon Road to four lanes,
24 widen the shoulders and install new traffic signals (the "Project");

25 **WHEREAS**, the Project will greatly improve traffic conditions, reduce delays and
26 accommodate future growth in the region;

27 **WHEREAS**, the Subject Properties are needed for public road purposes and for other
28 uses required by the Project;

FORM APPROVED COUNTY COUNSEL
BY: *Gregg M. Gu*
DATE: *4/22/20*
GREGG M. GU

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WHEREAS, Parcels 0089-004A and 0089-009A are permanent easement interests for road purposes needed for the Project;

WHEREAS, the interests in the Subject Properties that are the subject of this notice (collectively the "Subject Property Interests") are identified below in Table Two;

Subject Properties	Permanent Easement For Road Purposes
0089-004A	X
0089-009A	X

WHEREAS, the statutes that authorize the County of Riverside to acquire the Subject Property Interests by eminent domain include Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of Supervisors of Riverside County, State of California, not less than four/fifths of all members concurring, in regular session assembled on March 11, 2020, that this Board finds and determines each of the following:

1. Notice of the Board's intention to adopt this resolution of necessity was duly given as required by Section 1245.235 of the Code of Civil Procedure and, on the date and at the time and place fixed for hearing, this Board did hear and consider all of the evidence presented.
2. That the public interest and necessity require the Project;
3. That the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;

- 1 4. That the Subject Property Interests are necessary for the Project;
- 2 5. That the offers required by Section 7267.2 of the Government Code have been
3 made to the owners of record of the Subject Properties;
- 4 6. That, to the extent that the Subject Properties are already devoted to a public
5 use, the use of the Project is a compatible use that will not unreasonably interfere with or
6 impair the continuance of the public use as it presently exists or may reasonably be expected
7 to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the
8 Project is a more necessary public use than is the presently existing public use (California
9 Code of Civil Procedure Section 1240.610);
- 10 7. On October 5, 2017, the California Department of Transportation (Caltrans), the
11 National Environmental Policy Act (NEPA) and CEQA Lead Agency, made a Categorical
12 Exemption/Categorical Exclusion Determination under Section 6005 of 23 U.S.C. 327, based
13 on an examination of the Project and supporting information;
- 14 8. As documented in the Notice of Exemption, County Transportation conducted a
15 review of the proposed Project and determined that the Project, including the acquisition of the
16 permanent easements, are categorically exempt from the provisions of CEQA, under the
17 General Rule Exemption, pursuant to CEQA Guidelines Section 15061(b)(3);
- 18 9. That acquisition of the Subject Property Interests will promote the interests of
19 the County of Riverside.
- 20 BE IT FURTHER RESOLVED AND ORDERED that the County Counsel of the County
21 of Riverside is hereby authorized and empowered:
- 22 1. To acquire the Subject Property Interests by condemnation in accordance with
23 the Constitution and laws relating to eminent domain.
- 24 2. To prepare and prosecute in the name of the County such proceedings in the
25 proper court having jurisdiction thereof as are necessary for such acquisition.
- 26 3. To make application to the Court for an order to deposit the probable amount of
27 compensation out of proper funds under the control of the County into the Condemnation
28 Deposits Fund with the Office of the State Treasurer and to make application to the Court and

1 for an order permitting the County to take prejudgment possession and use the Subject
2 Property Interests for the purpose of constructing the Project.

3 4. To compromise and settle such proceedings if such settlement can be reached
4 and in that event, to take all necessary actions to complete the acquisition, including
5 stipulations as to judgment and other matters and the causing of all payments to be made.

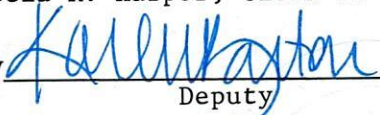
6 5. To correct any errors or to make or agree to nonmaterial changes in the legal
7 description of the real property that are deemed necessary for the conduct of the condemnation
8 action, or other proceedings or transaction required to acquire the Subject Property Interests.

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ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

Kecia R. Harper, Clerk of said Board
By 
Deputy

MT:ar/02042020/463TR/20.918

03.10.2020 19.1

Parcel No. 0089-004A

EXHIBIT "A"
LEGAL DESCRIPTION
0089-004A

BEING A PORTION OF PARCEL 1 AND PARCEL 3 AS DESCRIBED BY GRANT DEED RECORDED MAY 08, 2014, AS DOCUMENT NUMBER 2014-0169254, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 EAST SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 10, BEING THE INTERSECTION OF THE CENTERLINE OF NORTH INDIAN CANYON DRIVE, (40.00 FOOT WESTERLY HALF-WIDTH) AS DESCRIBED BY OFFICIAL RECORD BOOK 91, PAGE 333, RECORDED OCTOBER 25, 1932, SAID OFFICIAL RECORDS, AND DILLON ROAD (55.00 FOOT NORTHERLY HALF-WIDTH) AS DESCRIBED BY INSTRUMENT NO. 70656, RECORDED JUNE 9, 1964, SAID OFFICIAL RECORDS;

THENCE NORTH 00°53'10" EAST ALONG SAID CENTERLINE OF NORTH INDIAN CANYON DRIVE, A DISTANCE OF 314.13 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10;

THENCE NORTH 89°51'50" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH INDIAN CANYON DRIVE, BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 00°53'10" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 259.22 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DILLON ROAD;

THENCE SOUTH 89°59'28" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 291.36 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10, SAID POINT OF INTERSECTION ALSO BEING AN ANGLE POINT IN SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 00°48'13" WEST ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET TO AN ANGLE POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DILLON ROAD (40.00 FOOT NORTHERLY HALF-WIDTH) AS DESCRIBED BY INSTRUMENT NO. 8234, RECORDED FEBRUARY 4, 1958, SAID OFFICIAL RECORDS;

EXHIBIT "A"
LEGAL DESCRIPTION
0089-004A

THENCE SOUTH 89°59'28" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE (40.00 FOOT NORTHERLY HALF-WIDTH), A DISTANCE OF 331.34 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10;

THENCE NORTH 00°43'18" EAST ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF DILLON ROAD;

THENCE NORTH 89°59'28" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 589.65 FEET;

THENCE NORTH 43°35'43" EAST, A DISTANCE OF 34.03 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF NORTH INDIAN CANYON DRIVE;

THENCE NORTH 00°53'10" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 229.60 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10;

THENCE SOUTH 89°51'50" EAST ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 10,911 SQUARE FEET, OR 0.250 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000026580 TO OBTAIN GROUND DISTANCE.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF, BY THIS REFERENCE.

PREPARED UNDER MY SUPERVISION:


DAVID L. McMILLAN, P.L.S. 8488

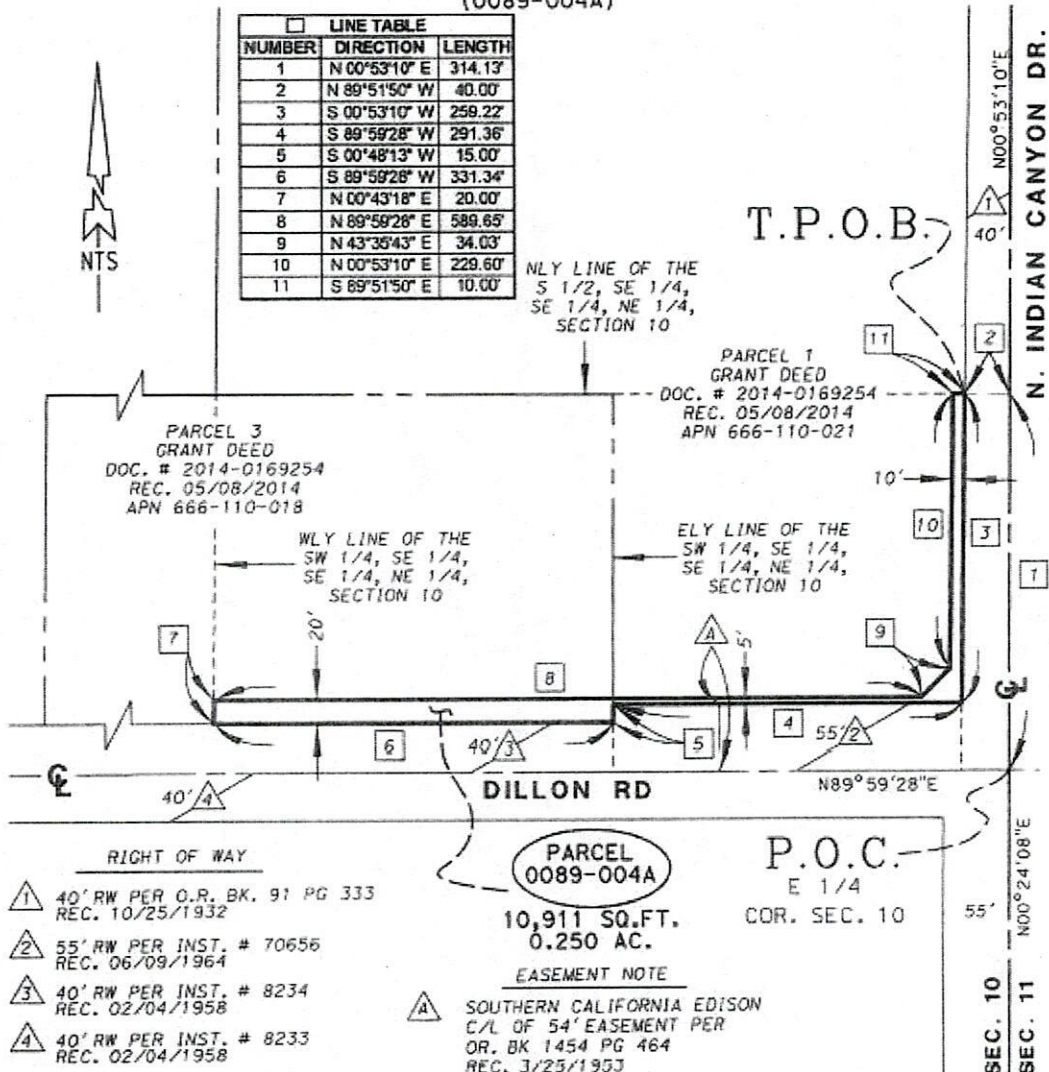
1-30-2019
DATED:



EXHIBIT "B"

(0089-004A)

LINE TABLE		
NUMBER	DIRECTION	LENGTH
1	N 00°53'10" E	314.13'
2	N 89°51'50" W	40.00'
3	S 00°53'10" W	259.22'
4	S 89°59'28" W	291.36'
5	S 00°48'13" W	15.00'
6	S 89°59'28" W	331.34'
7	N 00°43'18" E	20.00'
8	N 89°59'28" E	589.65'
9	N 43°35'43" E	34.03'
10	N 00°53'10" E	229.60'
11	S 89°51'50" E	10.00'



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000026580

PCL No.: 0089-004A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C6-0089	PROJECT: NORTH INDIAN CANYON DRIVE WIDENING
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: HF / DK	
DATE: JANUARY, 2018	
SHEET 1 OF 1	APPROVED BY: DATE: 1-30-18



Parcel No. 0089-009A

EXHIBIT "A"
LEGAL DESCRIPTION
0089-009A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JUNE 30, 2005 AS DOCUMENT NUMBER 2005-0521004, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF NORTH INDIAN CANYON DRIVE (40.00 FOOT EASTERLY HALF-WIDTH) AS DESCRIBED BY DEED BOOK 146, PAGES 26 THROUGH 29, INCLUSIVE, RECORDED NOVEMBER 8, 1933, AND THE CENTERLINE OF TEAGARDEN DRIVE (30.00 FOOT SOUTHERLY HALF-WIDTH) AS DESCRIBED BY DEED BOOK 2381, PAGE 314, RECORDED DECEMBER 15, 1958, BOTH SAID OFFICIAL RECORDS;

THENCE SOUTH $00^{\circ}24'08''$ WEST ALONG THE NORTH - SOUTH CENTER OF SECTION LINE FOR SAID SECTION 11, BEING SAID CENTERLINE OF NORTH INDIAN CANYON DRIVE, A DISTANCE OF 29.44' FEET;

THENCE SOUTH $89^{\circ}35'52''$ EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH INDIAN CANYON DRIVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TEAGARDEN DRIVE, SAID POINT OF INTERSECTION BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH $89^{\circ}35'52''$ EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET;

THENCE SOUTH $44^{\circ}59'45''$ WEST, A DISTANCE OF 14.24 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 45.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF NORTH INDIAN CANYON DRIVE;

THENCE SOUTH $00^{\circ}24'08''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 290.21' TO THE SOUTHERLY LINE OF SAID DOCUMENT NUMBER 2005-0521004;

THENCE SOUTH $89^{\circ}33'30''$ WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 5.00' FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;

EXHIBIT "A"
LEGAL DESCRIPTION
0089-009A

THENCE NORTH 00°24'08" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A
DISTANCE OF 300.21 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 1,551 SQUARE FEET, OR 0.036 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE
BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY
DISTANCES SHOWN BY 1.000026580 TO OBTAIN GROUND DISTANCE.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF BY THIS
REFERENCE.

PREPARED UNDER MY SUPERVISION:

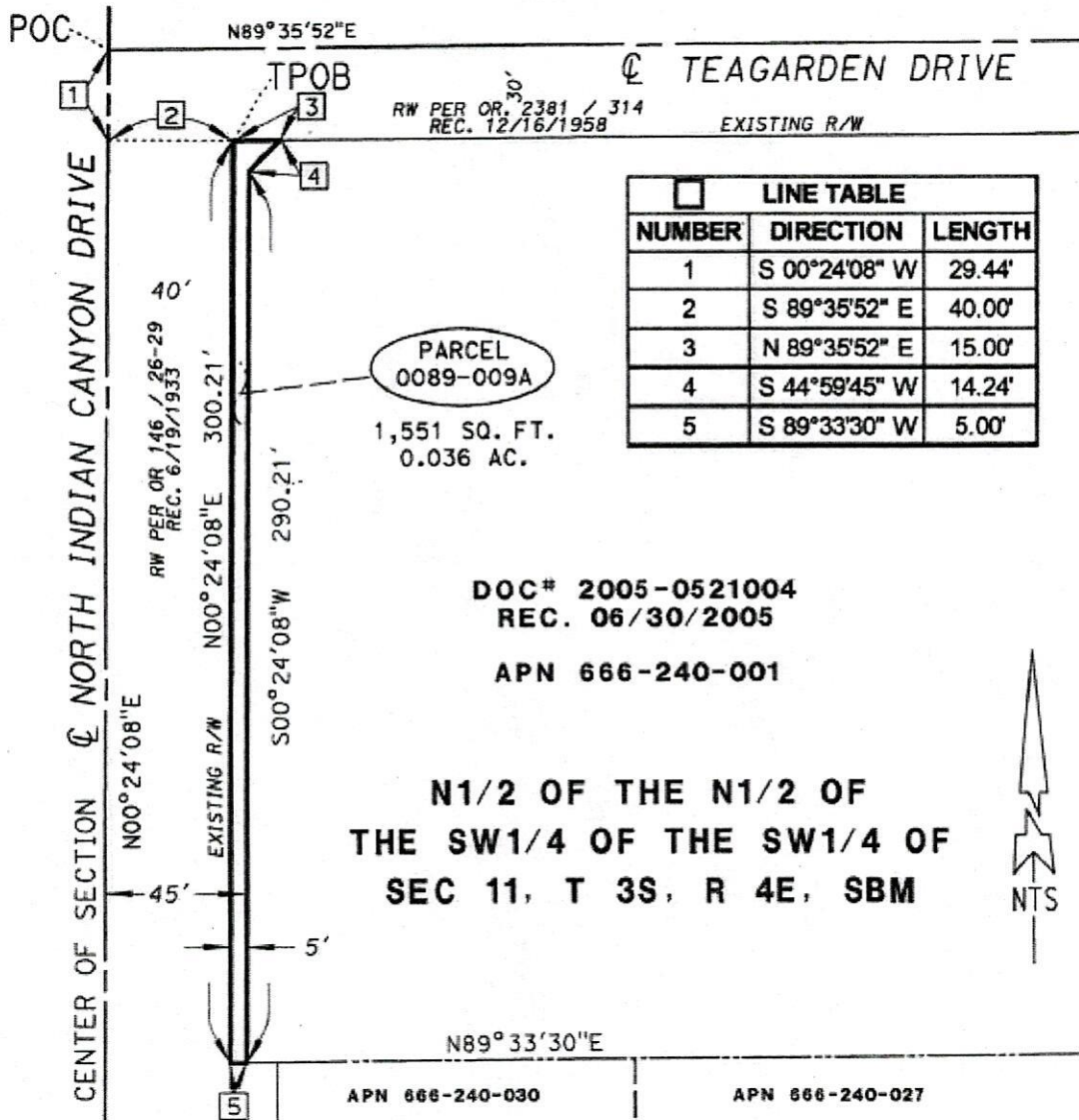

TIMOTHY F. RAYBURN, P.L.S. 8455

9/10/2019
DATED:



EXHIBIT "B"

(0089-009A)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000026580

PCL No.: 0089-009A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C6-0089

PROJECT: NORTH INDIAN CANYON DRIVE WIDENING

SCALE: NTS

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PREPARED BY: JAL

APPROVED BY:

Timothy F. Rayburn

DATE:

9/10/2019

DATE: SEPTEMBER, 2019

SHEET 1 OF 1



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



**ITEM: 3.15
(ID # 11370)**

MEETING DATE:
Tuesday, February 11, 2020

FROM: ECONOMIC DEVELOPMENT AGENCY (EDA) AND TLMA-Transportation:

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA) - TRANSPORTATION DEPARTMENT:
Resolution No. 2020-001, Notice of Intention to Adopt a Resolution of Necessity for the North Indian Canyon Drive Widening Project in the Palm Springs and Desert Hot Springs area, CEQA Exempt; District 5; [Total Cost - \$0] - (Clerk to Send Notice to Property Owners) (Set a public hearing on March 10, 2020)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2020-001, Notice of Intention to Adopt a Resolution of Necessity for the North Indian Canyon Drive Widening Project;
2. Set a public hearing on March 10, 2020, for the Adoption of Resolution No. 2020-002, for the North Indian Canyon Drive Widening Project;
3. Direct the Clerk of the Board to send out the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

ACTION: 4/5 Vote Required, Set for Hearing


Patricia Romo, Director of Transportation 12/31/2019



Lisa Brandl 2/6/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for hearing on Tuesday, March 10, 2020 at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: February 11, 2020
xc: EDA, Transp., COB

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year:	2019/20

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The County of Riverside, in coordination with the cities of Palm Springs and Desert Hot Springs and the Coachella Valley Association of Governments (CVAG) is proposing to widen and resurface North Indian Canyon Drive between 20th Avenue and Dillon Road to four lanes, widen the shoulders and install a new traffic signal at the intersection of North Indian Canyon Drive and Dillon Road. See Exhibit A for Vicinity Map.

North Indian Canyon Drive is a major north/south roadway that provides connectivity to Interstate 10 and State Route 62 in the cities and communities near Palm Springs and Desert Hot Springs. The proposed North Indian Canyon Drive Road Widening Project will greatly improve traffic conditions, reduce delays and accommodate future growth in the region.

On January 9, 2018, the Board approved M.O. 3.32 and adopted the Final Initial Study with Mitigated Negative Declaration and approved the North Indian Canyon Drive Road Widening Project. The County has determined that the proposed Project will not have a significant effect on the environment.

The project was split into two phases in order to construct the widening as soon as possible. North Indian Canyon Drive widening between 20th Avenue and 18th Avenue was Phase one and construction has been complete. Phase two is the installation of a new signal and intersection improvements at North Indian Canyon Drive and construction of this phase is expected to begin in late 2020.

The Economic Development Agency-Real Estate Division (EDA-RE) has presented written offers to the property owners as required by Government Code section 7267.2. The amount of the offers is consistent with current property values in the Palm Springs and Desert Hot Springs area and is based upon fair market value appraisal reports. EDA-RE has also offered to pay the reasonable costs, not-to-exceed \$5,000, for independent appraisals obtained by the property owners as required by Code of Civil Procedure section 1263.025.

Settlement has been reached with the following property owners and in the escrow process.

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

However, staff recommends including these properties due to any unforeseen delays to close escrow and obtaining possession of the needed portion of the property.

Assessor's Parcel Number (portion)	Parcel Nos.	Owner(s)
666-110-018 666-110-021	0089-004A	Michael Dacolias, an unmarried man

Negotiations are still ongoing with the property owners listed below for the property rights needed for the Project. RCTD and EDA-RE will continue to conduct in good faith its negotiations with the property owners to reach a mutually-agreed upon settlement.

Assessor's Parcel Number (portion)	Parcel No.	Owner(s)
666-240-001	0089-009A	Hung Viet Vu and Amy Tran, husband and wife as joint tenants as to an undivided 62.50% interest and Lee Nguyen and Huong Mai Nguyen, husband and wife as joint tenants, as to an undivided 37.50% interest as tenants in common.

The Subject Notice of Intention would set a public hearing on March 10, 2020, for the proposed adoption of Resolution No. 2020-002 of the North Indian Canyon Drive Widening Project. The scheduling of a Resolution of Necessity hearing on March 10, 2020 is needed in order to permit the North Indian Canyon Drive Widening Project to move forward.

The County is authorized to acquire property by eminent domain under Article 1, Section 19 of the California Constitution and pursuant to various statutes including Government Code Section 25350.5, Streets and Highway Code Section 760 and Code of Civil Procedure section 1240.010, 1240-020, 1240-030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.240, 1240.310, 240.320, 1240.350, 1240.410, 12450.510, and 1240.610.

Impact on Residents and Businesses

The proposed North Indian Canyon Drive Road Widening Project will greatly improve traffic conditions, reduce delay, and accommodate future growth in the region.

Additional Fiscal Information

The following summarizes the funding necessary for the deposits to the State Condemnation Fund for the properties referenced above as well as due diligence costs and staff time during the condemnation process.

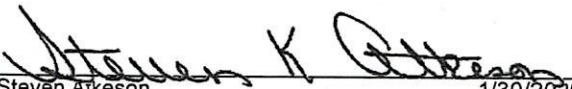
Right of Way Acquisition and Temporary Construction Access (Deposits to the State Condemnation Fund)	\$49,500
Litigation Guarantees	\$2,250
EDA-RE Real Property Staff Time (Condemnation process)	\$10,000
Total Estimated Costs	\$61,750

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

All costs associated with the deposits of these properties are fully funded by CVAG in Transportation Department's budget for FY 2019/20. No net County costs will be incurred as a result of this transaction. These charges are estimates only and only actual amounts will be charged to the project.

Attachments:

- Exhibit A - Vicinity Map
- Resolution No. 2020-001 (with legals and plats)


Steven Atkeson 1/30/2020


Gregory H. Priamos, Director County Counsel 1/6/2020



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 11, 2020

Michael Dacolias
PO BOX 291
Desert Hot Springs, CA 92240

18600 Ford Ave
Desert Hot Springs, CA 92241

Re: Resolution No. 2020-001, Notice of Intention to Adopt a Resolution of Necessity for the North Indian Canyon Drive Road Widening Project in the Palm Springs and Desert Hot Springs Area Parcel No. 0089-004A

Dear Property Owner:

The County of Riverside, in coordination with the Cities of Palm Springs and Desert Hot Springs and the Coachella Valley Association of Governments (CVAG) is proposing to widen and resurface North Indian Canyon Drive between 20th Avenue and Dillon Road to four lanes (Project). The proposed project includes widening the road shoulders and the installation of a new traffic signal at the intersection of North Indian Canyon Drive and Dillon Road.

North Indian Canyon Drive is a major north/south roadway that provides connectivity to Interstate 10 and State Route 62 in the cities and communities near Palm Springs and Desert Hot Springs. The proposed North Indian Canyon Drive Road Widening Project will greatly improve traffic conditions, reduce delays and accommodate future growth in the region.

As you aware, it has been determined the Project may require the acquisition of a permanent easement for road purposes (Parcel No. 0089-004A) in the above-referenced real property. This letter is sent as you are named as the property owners listed on the County's assessment rolls.

Although the County has reached settlement, this letter is sent to you a) due to any potential unforeseen delays in the escrow process and/or b) documents are in the approval process.

Since time is of the essence, RCTD and the Economic Development Agency-Real Estate Division staff will recommend to the County Board of Supervisors that it consider the adoption of a Resolution of Necessity to acquire the permanent easement interest in the property through an eminent domain proceeding. EDA-Real Estate will continue to work with you in good faith in an effort to close the escrow. If escrow is closed during the notification period and the public hearing, the County will not deem it necessary to continue with legal proceedings.

The County Board of Supervisors will hold a public hearing to decide whether or not to adopt a Resolution of Necessity to acquire the permanent easement interest in the real property through eminent domain proceedings. Enclosed please find the Notice of Public Hearing which is scheduled for March 10, 2020. You will be given an opportunity to appear before the Board and be heard on the necessity of acquiring the property by condemnation. The law provides that if you intend to appear and be heard, you must give the County notice fifteen (15) days prior to the hearing date or you waive your right to appear and be heard. However, it is the County's practice that anyone may appear on the day of the hearing, fill out a speaker's card and be heard on the matter.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia R. Harper
Clerk to the Board of Supervisors
County Administrative Center
PO Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92502-1147

RCTD and EDA-Real Estate will continue to conduct in good faith its negotiations with you in an effort to reach a mutually agreeable right-of-way acquisition agreement. Stephi Villanueva of EDA-Real Estate staff is available to meet with you to continue discussions of the acquisition of right-of-way needed for the Project on a mutually acceptable basis.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or email at svillanueva@rivco.org.

Thank you.

Sincerely,



Karen Barton, Deputy Clerk of the Board to:
KECIA R. HARPER
Clerk of the Board

REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN RESOLUTION NO. 2020-001 NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY FOR THE NORTH INDIAN CANYON DRIVE WIDENING PROJECT IN THE PALM SPRINGS AND DESERT HOT SPRINGS AREA

NAME: _____

ADDRESS: _____

TELEPHONE NO.: (_____) _____

DATED: _____

(Signature)

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



ITEM: 3.15
(ID # 11370)

MEETING DATE:

Tuesday, February 11, 2020


FROM: ECONOMIC DEVELOPMENT AGENCY (EDA) AND TLMA-Transportation:

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA) - TRANSPORTATION DEPARTMENT:
Resolution No. 2020-001, Notice of Intention to Adopt a Resolution of Necessity for the North Indian Canyon Drive Widening Project in the Palm Springs and Desert Hot Springs area, CEQA Exempt; District 5; [Total Cost - \$0] - (Clerk to Send Notice to Property Owners) (Set a public hearing on March 10, 2020)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2020-001, Notice of Intention to Adopt a Resolution of Necessity for the North Indian Canyon Drive Widening Project;
2. Set a public hearing on March 10, 2020, for the Adoption of Resolution No. 2020-002, for the North Indian Canyon Drive Widening Project;
3. Direct the Clerk of the Board to send out the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

ACTION: 4/5 Vote Required, Set for Hearing


Patricia Romo, Director of Transportation

12/31/2019


Lisa O Brandl

2/6/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for hearing on Tuesday, March 10, 2020 at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: February 11, 2020
xc: EDA, Transp., COB

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 2019/20	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The County of Riverside, in coordination with the cities of Palm Springs and Desert Hot Springs and the Coachella Valley Association of Governments (CVAG) is proposing to widen and resurface North Indian Canyon Drive between 20th Avenue and Dillon Road to four lanes, widen the shoulders and install a new traffic signal at the intersection of North Indian Canyon Drive and Dillon Road. See Exhibit A for Vicinity Map.

North Indian Canyon Drive is a major north/south roadway that provides connectivity to Interstate 10 and State Route 62 in the cities and communities near Palm Springs and Desert Hot Springs. The proposed North Indian Canyon Drive Road Widening Project will greatly improve traffic conditions, reduce delays and accommodate future growth in the region.

On January 9, 2018, the Board approved M.O. 3.32 and adopted the Final Initial Study with Mitigated Negative Declaration and approved the North Indian Canyon Drive Road Widening Project. The County has determined that the proposed Project will not have a significant effect on the environment.

The project was split into two phases in order to construct the widening as soon as possible. North Indian Canyon Drive widening between 20th Avenue and 18th Avenue was Phase one and construction has been complete. Phase two is the installation of a new signal and intersection improvements at North Indian Canyon Drive and construction of this phase is expected to begin in late 2020.

The Economic Development Agency-Real Estate Division (EDA-RE) has presented written offers to the property owners as required by Government Code section 7267.2. The amount of the offers is consistent with current property values in the Palm Springs and Desert Hot Springs area and is based upon fair market value appraisal reports. EDA-RE has also offered to pay the reasonable costs, not-to-exceed \$5,000, for independent appraisals obtained by the property owners as required by Code of Civil Procedure section 1263.025.

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**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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However, staff recommends including these properties due to any unforeseen delays to close escrow and obtaining possession of the needed portion of the property.

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The County is authorized to acquire property by eminent domain under Article 1, Section 19 of the California Constitution and pursuant to various statutes including Government Code Section 25350.5, Streets and Highway Code Section 760 and Code of Civil Procedure section 1240.010, 1240-020, 1240-030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.240, 1240.310, 240.320, 1240.350, 1240.410, 12450.510, and 1240.610.

Impact on Residents and Businesses

The proposed North Indian Canyon Drive Road Widening Project will greatly improve traffic conditions, reduce delay, and accommodate future growth in the region.

Additional Fiscal Information

The following summarizes the funding necessary for the deposits to the State Condemnation Fund for the properties referenced above as well as due diligence costs and staff time during the condemnation process.

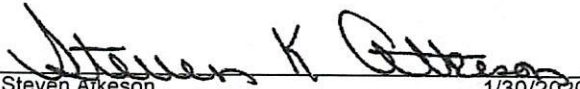
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Litigation Guarantees	\$2,250
EDA-RE Real Property Staff Time (Condemnation process)	\$10,000
Total Estimated Costs	\$61,750

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

All costs associated with the deposits of these properties are fully funded by CVAG in Transportation Department's budget for FY 2019/20. No net County costs will be incurred as a result of this transaction. These charges are estimates only and only actual amounts will be charged to the project.

Attachments:

- Exhibit A - Vicinity Map
- Resolution No. 2020-001 (with legals and plats)


Steven Atkeson 1/30/2020


Gregory H. Priamos, Director County Counsel 1/6/2020

2 **Resolution No. 2020-001**

3 **Notice of Intention to Adopt a Resolution of Necessity for the North Indian**
4 **Canyon Drive Widening Project in the Palm Springs and Desert Hot Springs area**

5
6 **WHEREAS**, the portion of real properties that are the subject of this Notice
7 (collectively the "Subject Properties") are located in the communities of Palm Springs
8 and Desert Hot Springs, County of Riverside, State of California, are legally described
9 and pictorially depicted on the documents attached hereto as Exhibit "A" and Exhibit
10 "B" (and incorporated herein by this reference), are referenced as Parcel Nos. 0089-
11 004A, 0089-008A and 0089-009A and are portions of larger real properties in all cases;

12 **WHEREAS**, the Subject Properties, and the corresponding Assessor's Parcel
13 Number(s) of which they are a part, are listed below in Table One;

14

TABLE ONE	
Assessor's Parcel Number(s) (portion)	Parcel Nos.
666-110-018 666-110-021	0089-004A
666-201-005	0089-008A
666-240-001	0089-009A

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21 **WHEREAS**, the County in coordination with the Cities of Palm Springs and
22 Desert Hot Springs and the Coachella Valley Association of Governments is proposing
23 to widen and resurface North Indian Canyon Drive between 20th Avenue and Dillon
24 Road to four lanes, widen the shoulders and install new traffic signals (the "Project");

25 **WHEREAS**, the Project will greatly improve traffic conditions, reduce delays and
26 accommodate future growth in the region;

27
28
02.11.2020 3.15

FORM APPROVED COUNTY COUNSEL
BY: *Greg M. Gu* DATE: *Feb 16, 2019*
GREG M. GU

1 **WHEREAS**, the Subject Properties are needed for public road purposes, non-
2 exclusive temporary construction uses, and for other uses required by the Project;

3 **WHEREAS**, Parcels 0089-004A and 0089-009A are permanent easement
4 interests for road purposes needed for the Project;

5 **WHEREAS**, Parcel 0089-008A is for non-exclusive temporary construction
6 access for a twenty-four (24) month period from the 30-day written notice to access
7 Parcel 0089-008A with machinery, trucks, tools and other equipment that is useful or
8 necessary to construct and access the Property;

9 **WHEREAS**, the interests in the Subject Properties that are the subject of this
10 notice (collectively the "Subject Property Interests") are identified below in Table Two;
11 and

12

13

TABLE TWO		
Subject Properties	Permanent Easement For Road Purposes	Non-Exclusive Temporary Construction Easement
0089-004A	X	
0089-008A		X
0089-009A	X	

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21 **WHEREAS**, the statutes that authorize the County of Riverside to acquire the
22 Subject Property Interests by eminent domain include Article 1, Section 19 of the
23 California Constitution; Section 25350.5 of the Government Code; Section 760 of the
24 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,
25 1240.110, 1240.120, 1240.130, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410,
26 1240.510, and 1240.610 of the Code of Civil Procedure.

27
28

1 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
2 Supervisors of Riverside County, State of California, in regular session assembled on
3 February 11, 2020.

4 1. YOU ARE HEREBY NOTIFIED that this Board (at its public hearing on
5 March 10, 2020, at 9:00 a.m. in the meeting room of the Board of Supervisors located
6 on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
7 California) may decide to adopt a Resolution of Necessity that would authorize the
8 County of Riverside to acquire the Subject Property Interests by eminent domain (and
9 that would find and determine each of the following matters):

10 (a) That the public interest and necessity require the Project;

11 (b) That the Project is planned or located in the manner that will be
12 most compatible with the greatest public good and the least private injury;

13 (c) That the Subject Property Interests are necessary for the Project;

14 (d) That the offers required by Section 7267.2 of the Government
15 Code have been made to the owners of record of the Subject Properties;

16 (e) That, to the extent that the Subject Properties are already devoted
17 to a public use, the use of the Project is a compatible use that will not unreasonably
18 interfere with or impair the continuance of the public use as it presently exists or may
19 reasonably be expected to exist in the future (California Code of Civil Procedure
20 Section 1240.510) or the use of the Project is a more necessary public use than is the
21 presently existing public use (California Code of Civil Procedure Section 1240.610);

22 2. If (within 15 days from the mailing of this Notice) you file a written request
23 to appear at the public hearing and be heard on the matters described above in 1(a),
24 1(b), 1(c), 1(d), 1(e), (or any one or more of them), you will have a right to appear at
25 that meeting and be heard on those matters.

26 3. All such written requests to appear and be heard must be filed with the
27 Clerk of the Riverside County Board of Supervisors.

28

1 4. Your written request to appear and be heard must be filed within the
2 fifteen (15) day time period. Failure to file such a timely written request will result in a
3 waiver of your right to appear and be heard.

4 5. Questions regarding the amount of compensation to be paid will not be a
5 part of the public hearing and the Board will not consider such questions in determining
6 whether a Resolution of Necessity should be adopted.

7 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to
8 be sent by first-class mail to each owner of record whose property may be acquired by
9 eminent domain and whose name and address appears on the last equalized county
10 assessment roll (including the roll of state-assessed property)

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12
13 MT:ar/121019/463TR/20.917

14
15 ROLL CALL:

16 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
17 Nays: None
18 Absent: None

19 The foregoing is certified to be a true copy of a resolution duly
20 adopted by said Board of Supervisors on the date therein set forth.

21 Kecia R. Harper, Clerk of said Board

22 By  Deputy
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Parcel No. 0089-004A

EXHIBIT "A"
LEGAL DESCRIPTION
0089-004A

BEING A PORTION OF PARCEL 1 AND PARCEL 3 AS DESCRIBED BY GRANT DEED RECORDED MAY 08, 2014, AS DOCUMENT NUMBER 2014-0169254, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 EAST SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 10, BEING THE INTERSECTION OF THE CENTERLINE OF NORTH INDIAN CANYON DRIVE, (40.00 FOOT WESTERLY HALF-WIDTH) AS DESCRIBED BY OFFICIAL RECORD BOOK 91, PAGE 333, RECORDED OCTOBER 25, 1932, SAID OFFICIAL RECORDS, AND DILLON ROAD (55.00 FOOT NORTHERLY HALF-WIDTH) AS DESCRIBED BY INSTRUMENT NO. 70656, RECORDED JUNE 9, 1964, SAID OFFICIAL RECORDS;

THENCE NORTH 00°53'10" EAST ALONG SAID CENTERLINE OF NORTH INDIAN CANYON DRIVE, A DISTANCE OF 314.13 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10;

THENCE NORTH 89°51'50" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH INDIAN CANYON DRIVE, BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°53'10" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 259.22 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DILLON ROAD;

THENCE SOUTH 89°59'28" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 291.36 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10, SAID POINT OF INTERSECTION ALSO BEING AN ANGLE POINT IN SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 00°48'13" WEST ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET TO AN ANGLE POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DILLON ROAD (40.00 FOOT NORTHERLY HALF-WIDTH) AS DESCRIBED BY INSTRUMENT NO. 8234, RECORDED FEBRUARY 4, 1958, SAID OFFICIAL RECORDS;

EXHIBIT "A"
LEGAL DESCRIPTION
0089-004A

THENCE SOUTH 89°59'28" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE (40.00 FOOT NORTHERLY HALF-WIDTH), A DISTANCE OF 331.34 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10;

THENCE NORTH 00°43'18" EAST ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF DILLON ROAD;

THENCE NORTH 89°59'28" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 589.65 FEET;

THENCE NORTH 43°35'43" EAST, A DISTANCE OF 34.03 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF NORTH INDIAN CANYON DRIVE;

THENCE NORTH 00°53'10" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 229.60 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10;

THENCE SOUTH 89°51'50" EAST ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 10,911 SQUARE FEET, OR 0.250 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000026580 TO OBTAIN GROUND DISTANCE.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF, BY THIS REFERENCE.

PREPARED UNDER MY SUPERVISION:



DAVID L. McMILLAN, P.L.S. 8488

1-30-2019

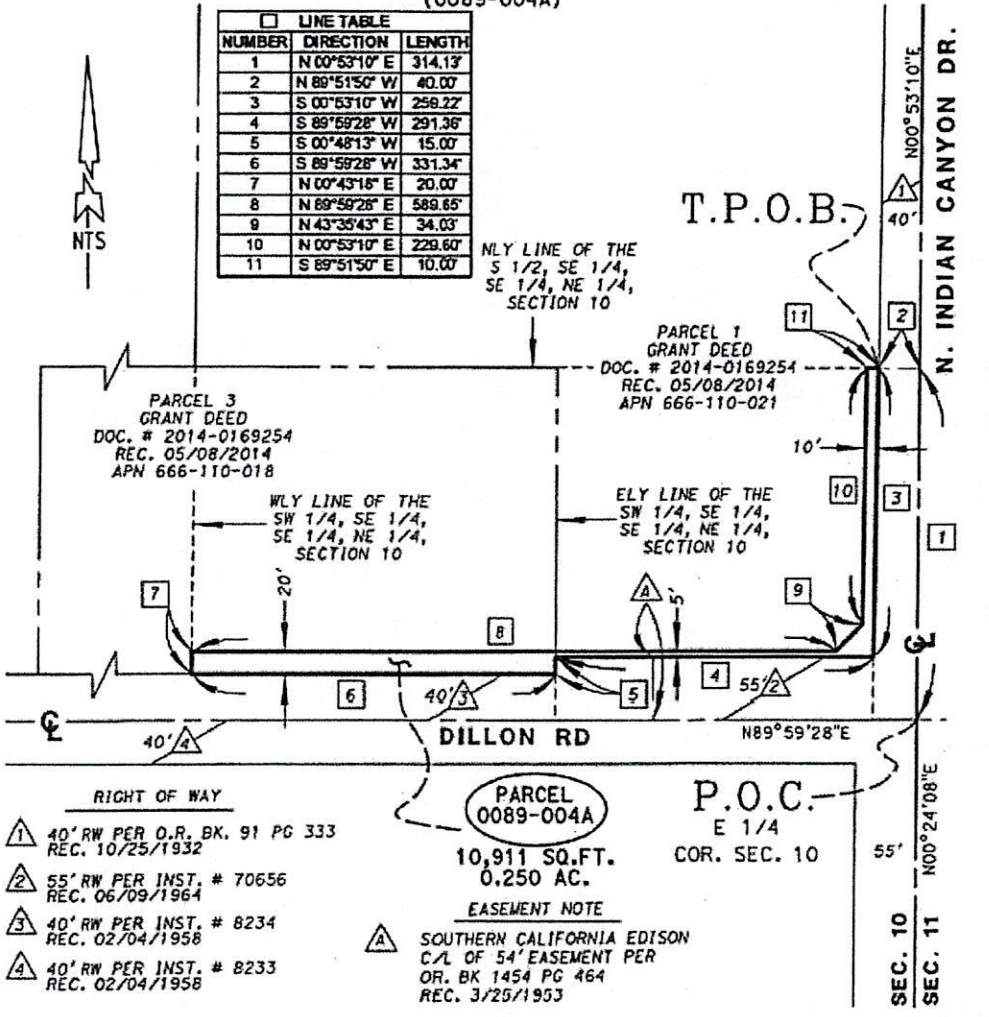
DATED:



EXHIBIT "B"

(0089-004A)

NUMBER	DIRECTION	LENGTH
1	N 00°53'10" E	314.17
2	N 89°51'50" W	40.00
3	S 00°53'10" W	258.22
4	S 89°59'28" W	291.36
5	S 00°48'13" W	15.00
6	S 89°59'28" W	331.34
7	N 00°43'18" E	20.00
8	N 89°59'28" E	589.65
9	N 43°35'43" E	34.03
10	N 00°53'10" E	229.60
11	S 89°51'50" E	10.00



- RIGHT OF WAY**
- ① 40' RW PER O.R. BK. 91 PG 333
REC. 10/25/1932
 - ② 55' RW PER INST. # 70656
REC. 06/09/1964
 - ③ 40' RW PER INST. # 8234
REC. 02/04/1958
 - ④ 40' RW PER INST. # 8233
REC. 02/04/1958

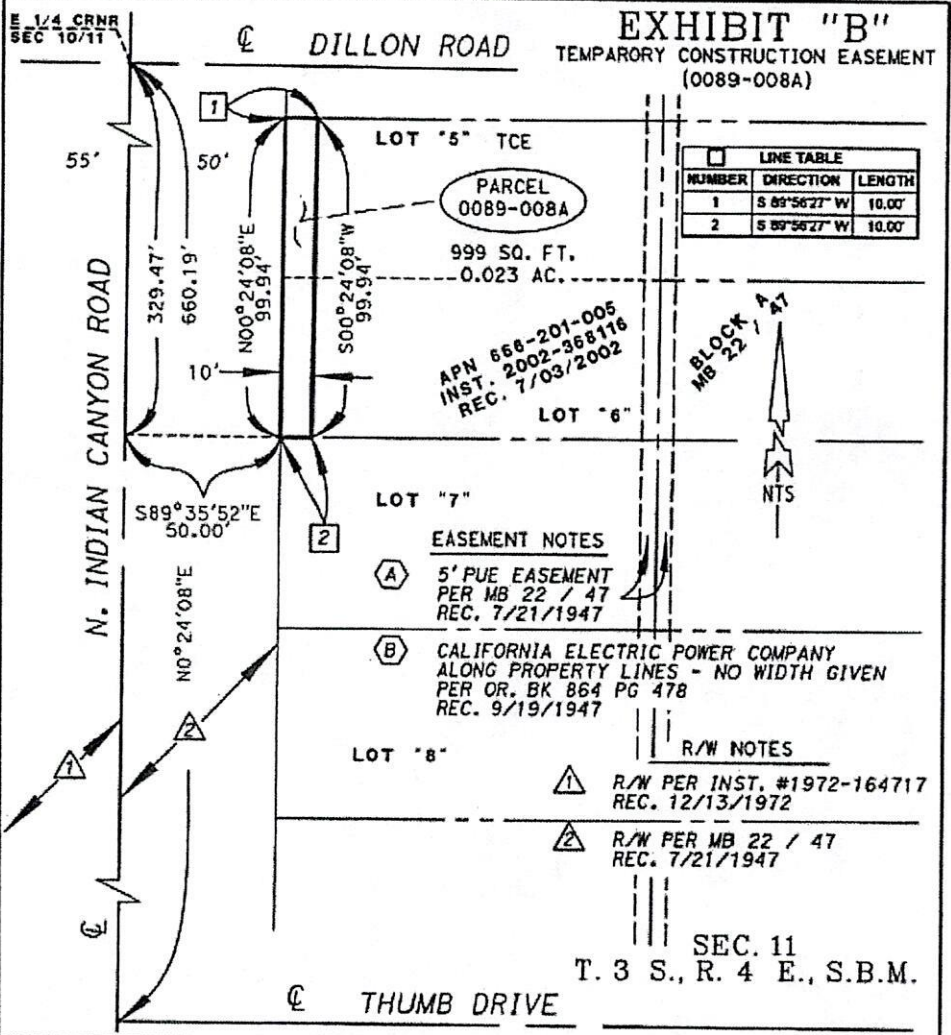
EASEMENT NOTE
SOUTHERN CALIFORNIA EDISON
C/L OF 54' EASEMENT PER
OR. BK 1454 PG 464
REC. 3/25/1953

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000026580

PCL No.: 0089-004A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C6-0089	PROJECT: NORTH INDIAN CANYON DRIVE WIDENING
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: HF / DK	APPROVED BY:
DATE: JANUARY, 2018	DATE: 1-30-18
SHEET 1 OF 1	



Parcel No. 0089-008A



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000026560

PCL No.: 0089-008A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C6-0089	PROJECT: NORTH INDIAN CANYON DRIVE WIDENING
SCALE: NTS	<small>THIS PLAT IS AN AID IN LOCATING THE PARCELS DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.</small>
PREPARED BY: DK	APPROVED BY:
DATE: JANUARY, 2018	DATE: 1-30-18
SHEET 1 OF 1	



Parcel No. 0089-009A

EXHIBIT "A"
LEGAL DESCRIPTION
0089-009A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JUNE 30, 2005 AS DOCUMENT NUMBER 2005-0521004, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF NORTH INDIAN CANYON DRIVE (40.00 FOOT EASTERLY HALF-WIDTH) AS DESCRIBED BY DEED BOOK 146, PAGES 26 THROUGH 29, INCLUSIVE, RECORDED NOVEMBER 8, 1933, AND THE CENTERLINE OF TEAGARDEN DRIVE (30.00 FOOT SOUTHERLY HALF-WIDTH) AS DESCRIBED BY DEED BOOK 2381, PAGE 314, RECORDED DECEMBER 15, 1958, BOTH SAID OFFICIAL RECORDS;

THENCE SOUTH 00°24'08" WEST ALONG THE NORTH - SOUTH CENTER OF SECTION LINE FOR SAID SECTION 11, BEING SAID CENTERLINE OF NORTH INDIAN CANYON DRIVE, A DISTANCE OF 29.44' FEET;

THENCE SOUTH 89°35'52" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH INDIAN CANYON DRIVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TEAGARDEN DRIVE, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°35'52" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 44°59'45" WEST, A DISTANCE OF 14.24 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 45.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF NORTH INDIAN CANYON DRIVE;

THENCE SOUTH 00°24'08" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 290.21' TO THE SOUTHERLY LINE OF SAID DOCUMENT NUMBER 2005-0521004;

THENCE SOUTH 89°33'30" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 5.00' FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;

EXHIBIT "A"
LEGAL DESCRIPTION
0089-009A

THENCE NORTH 00°24'08" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A
DISTANCE OF 300.21 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 1,551 SQUARE FEET, OR 0.036 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE
BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY
DISTANCES SHOWN BY 1.000026580 TO OBTAIN GROUND DISTANCE.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF BY THIS
REFERENCE.

PREPARED UNDER MY SUPERVISION:

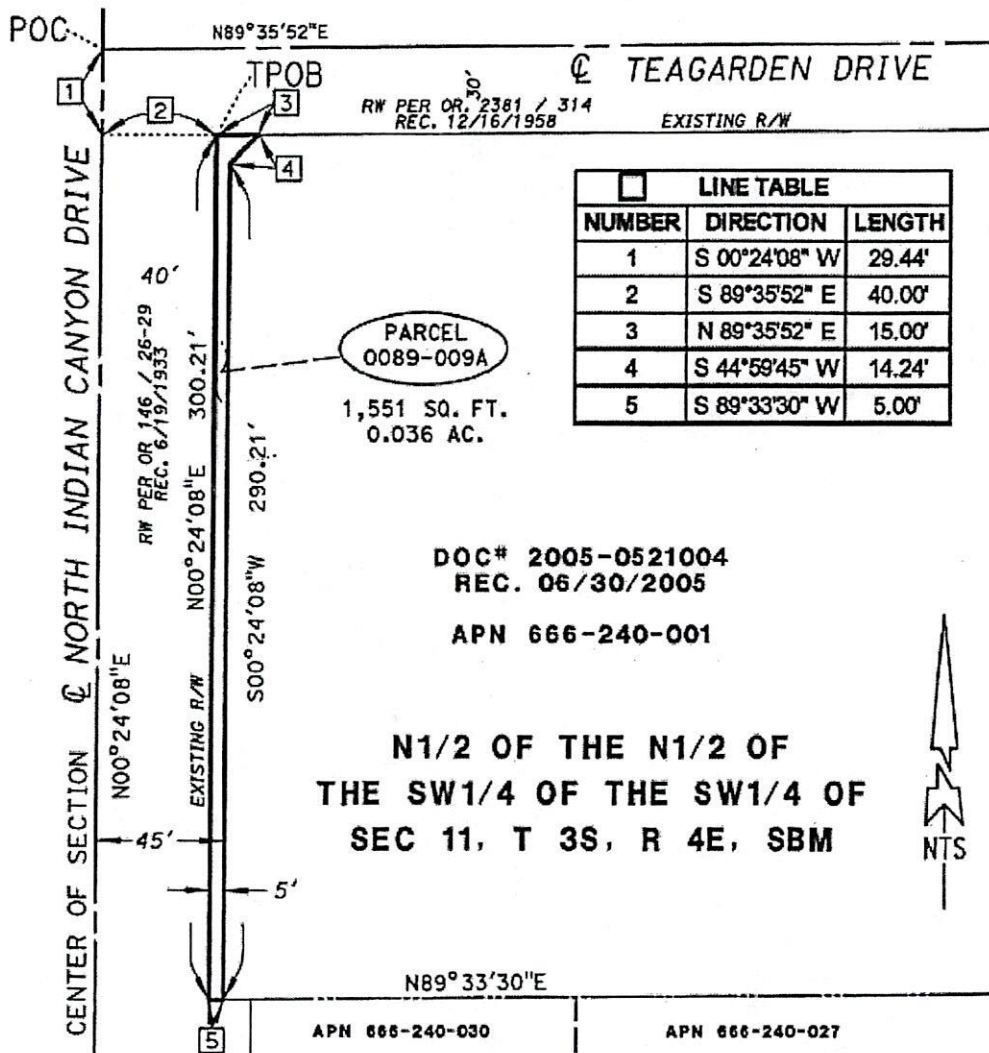

TIMOTHY F. RAYBURN, P.L.S. 8455

9/10/2019
DATED:



EXHIBIT "B"

(0089-009A)



LINE TABLE		
NUMBER	DIRECTION	LENGTH
1	S 00°24'08" W	29.44'
2	S 89°35'52" E	40.00'
3	N 89°35'52" E	15.00'
4	S 44°59'45" W	14.24'
5	S 89°33'30" W	5.00'

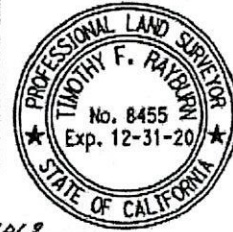
PARCEL
0089-009A
 1,551 SQ. FT.
 0.036 AC.

DOC# 2005-0521004
 REC. 06/30/2005
 APN 666-240-001

N1/2 OF THE N1/2 OF
THE SW1/4 OF THE SW1/4 OF
SEC 11, T 3S, R 4E, SBM



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000026580	
PCL No.: 0089-009A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C6-0089	PROJECT: NORTH INDIAN CANYON DRIVE WIDENING
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: JAL	
DATE: SEPTEMBER, 2019	APPROVED BY: <i>Timothy F. Rayburn</i>
SHEET 1 OF 1	DATE: 9/10/2019



7
|||

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™
7013 0600 0001 1305 5475

FEB 11 AM 10:17

CLERK OF THE BOARD
P. O. BOX 1147
RIVERSIDE, CA. 92502-1147

U.S. POSTAGE PITNEY BOWES
ZIP 92504 \$011.00⁰
02 4W
0000348270 FEB 14 2020

2/18

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent X <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>1. Article Addressed to:</p> <p>Michael Dacolias P.O. Box 291 Desert Hot Springs, CA 92240</p>																	
<p>2. Article Number (Transfer from service label)</p> <p>7013 0600 0001 1305 5475</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>																

Michael Dacolias
P.O. Box 291
NIXIE 910 DE 1 0003/06/20
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 92502114747 2347N0666192-01435

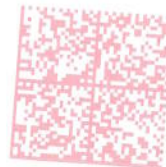
2-24
Box

CERTIFIED MAIL™



7013 0600 0001 1305 5468

CLERK OF THE BOARD
P.O. BOX 1147
RIVERSIDE, CA 92502-1147



U.S. POSTAGE PITNEY BOWES



ZIP 92504 \$ 008.20⁰
02 4W
0000348270 FEB 14 2020

Handwritten: M
2/10

-R-T-S- 922415125-1N 03/09/20

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER



18000 Ford Avenue
Desert Hot Springs, CA 92241

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2020 MAR 16 PM 12:06

Handwritten: 2-24
04