State of California
DEPARTMENT OF TRANSPORTATION

Business, Transportation and Housing Agency

M e m o r a n d u m

To: CHAIR AND COMMISSIONERS

CTC Meeting: June 30-July 1, 2010

Reference No.: 2.4a.(3)
Action Item

From: NORMA ORTEGA
Chief Financial Officer

Prepared by: Tony Tavares
Chief
Division of Right of Way and
Land Surveys

Subject: **RESOLUTIONS OF NECESSITY - APPEARANCE**

RECOMMENDATION:

The California Department of Transportation (Department) recommends the California Transportation Commission (Commission) adopt Resolutions of Necessity (Resolution) C-20360 and C-20361 summarized on the following page.

ISSUE:

Prior to initiating Eminent Domain proceedings to acquire needed right of way for a programmed project, the Commission must first adopt a Resolution, stipulating specific findings identified under Section 1245.230 of the Code of Civil Procedure, which are:

1. The public interest and necessity require the proposed project.
2. The proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. This property is necessary for the proposed project.
4. An offer to acquire the property in compliance with Government Code Section 7267.2 has been made to the owner of record.

In this case, the property owner is contesting the Resolutions and has requested an appearance before the Commission. The property owners' question the proposed design and believe that the project, as proposed, is not compatible with the greatest public good and the least private injury. The primary concern expressed by the property owner's is that the Department's design as planned impairs the use of the subject property after the project is built. The owner's objections and the Department's responses are contained in Attachments B and C.

BACKGROUND:

Discussions have taken place with the owners, who have been offered the full amount of the Department's appraisal and, where applicable, advised of any relocation assistance benefits to which they may subsequently be entitled. Adoption of the Resolutions will not interrupt the Department's efforts to secure an equitable settlement. In accordance with statutory requirements, the owners' have been advised that the Department is requesting the Resolutions at this time. Adoption will

assist the Department in the continuation of the orderly sequence of events required to meet construction schedules.

C-20360 - Empire Airport, LLC, a California Limited Liability Company
08-Riv-86S-PM 16.3 - Parcel 20535-1, 2 - EA 478609.
Right of Way Certification (RWC) Date: 05/27/10; Ready to List (RTL) Date: 06/10/10. Expressway - construct new interchange. Authorizes condemnation of a permanent easement for ingress and egress purposes to be conveyed to Rancho Coachella Properties, L.P., a California Limited Partnership, and extinguishment of abutter's rights of access. Located in the city of Coachella, west of State Route (SR) 86S, north of Airport Boulevard. Assessor's Parcel Number 763-330-018. Attachment B

C-20361 - Rancho Coachella Properties, L.P., a California Limited Partnership
08-Riv-86S-PM 16.3 - Parcel 20534-1 - EA 478609.
RWC Date: 05/27/10; RTL Date: 06/10/10. Expressway - construct new interchange. Authorizes condemnation of land in fee for a State highway and extinguishment of abutter's rights of access. Located in the city of Coachella, west of SR 86S, north of Airport Boulevard.
APNs 763-330-013, -017. Attachment C

Attachments:
- Attachment A - Project Information
- Exhibit A1 through A3 - Project Maps
- Attachment B - Parcel Panel Report for Empire Airport (Resolution C-20360)
- Exhibit B1 and B2 - Empire Airport Parcel Maps
- Attachment C - Parcel Panel Report for Rancho Coachella Properties (Resolution C-20361)
- Exhibit C1 and C2 - Rancho Coachella Properties Parcel Maps
- Exhibit D - County of Riverside letter dated February 1, 2010 regarding General Plan Circulation Element for Airport Boulevard west of SR 86S

PROJECT INFORMATION

PROJECT DATA	08-Riv-86S-PM R15.6/R17.8 Expenditure Authorization 478609
Location:	On State Route (SR) 86S in the city of Coachella, Riverside County
Limits:	SR 86S at Airport Boulevard
Cost:	Construction Cost: $16,917,000 Right of Way Cost: $ 4,132,000
Funding Source:	Collision Reduction Safety Improvement Program
Number of Lanes:	Existing (SR 86S): four lanes (two lanes each direction) Proposed (SR 86S): four lanes (two lanes each direction) Existing (Airport Boulevard): two lanes (one lane each direction) Proposed (Airport Boulevard): three lanes (one lane each direction, with painted median and left turn pockets)
Proposed Major Features:	Interchange: Two-quadrant cloverleaf interchange at the intersection of SR 86S and Airport Boulevard
Traffic:	Existing (year 2008): 17,400 Average Daily Traffic (ADT) Proposed (year 2035): 64,300 ADT

NEED FOR THE PROJECT

The purpose of the project is to improve safety and operational efficiency at the intersection of SR 86S and Airport Boulevard. This at-grade intersection is currently controlled by traffic signals. High volumes of heavy trucks traveling on SR 86S at high speeds are forced to reduce their speeds to a stop at this signalized intersection. When vehicles, especially heavy trucks, exceed the designated speed for SR 86S, it is difficult for them to stop on time for slow moving trucks/farm equipment crossing or turning from Airport Boulevard. As a result, there have been numerous accidents with a high percentage of “rear-end” type collisions, as well as “broadside” type accidents. The proposed interchange project will separate SR 86S traffic from the slow moving local traffic along Airport Boulevard, thus eliminating the above described accidents.

PROJECT PLANNING AND LOCATION

SR 86S is a north-south four lane divided expressway with twelve-foot lanes and five-foot inside and ten-foot outside shoulders that spans approximately twenty miles between Avenue 82 and Interstate 10. This segment of SR 86S has been open to traffic since July 1993, as a new State Highway facility constructed on a new alignment, which runs parallel and east of a recently relinquished segment of SR 86. This route is the primary north-south route for interregional travel between several of the regions largest cities: Calexico, Mexicali, El Centro, Brawley, Coachella and Indio. Existing Airport Boulevard is an east-west two-lane local road. Airport Boulevard meets SR 86S as an at-grade intersection controlled by traffic signals.

The proposed project is to construct a new two-quadrant cloverleaf interchange on SR 86S at Airport Boulevard, within the city of Coachella, in Riverside County. This project is included in the 2008 State Highway Operation and Protection Program (SHOPP) under the Collision Reduction Safety Improvement program.

On March 9, 2007 the Project Report was approved and the following three alternatives were evaluated:

Alternative 1: No Build - This alternative proposes neither change to the existing configurations of the expressway or any modifications to the existing signalized intersection. The No-Build Alternative is not considered a viable alternative because of the history of accidents.

Alternative 2: Construct a Diamond Interchange - This alternative consists of the construction of a diamond interchange at the intersection of SR 86S and Airport Boulevard. The construction of this interchange will reduce the traffic conflicts and reduce accidents at the existing at-grade intersection. However, it will require the acquisition of several residential properties, including a mobile home complex located at the southwest quadrant of the proposed interchange. This alternative was not considered viable and thus rejected due in part to the additional right of way requirements.

Alternative 3: Construct a Two-Quadrant Cloverleaf Interchange (Preferred Alternative) - This alternative consists of the construction of a two-quadrant cloverleaf interchange, at the intersection of SR 86S and Airport Boulevard. All ramps will include a single twelve foot lane, four foot inside shoulder and an eight foot outside shoulder. Airport Boulevard will be a three lane facility including a dual left turn lane that will become a protected left turn pocket at the ramp intersection. A six foot sidewalk is proposed along the south side of Airport Boulevard between Desert Cactus Drive and the northbound ramps. This alternative will require the acquisition of right of way that consists primarily of vacant and agricultural lands, and no residential properties.

This alternative was selected as the preferred alternative as it provides the necessary operational improvement needed at the intersection of SR 86S and Airport Boulevard for near half the cost of the diamond interchange alternative (Alternative 2). In addition, the proposed two-quadrant cloverleaf interchange may be expanded into a partial cloverleaf interchange (Type L-9) to accommodate future large volume turning movements, by adding two diamond on ramps at the southwest and northeast quadrants of this interchange. The proposed two-span bridge will also allow SR 86S to accommodate future widening by adding inside lanes into the existing median.

As proposed, the project is consistent with statewide, regional, and local planning goals, and is being coordinated with impacted governmental, regulatory and private agencies in the area to ensure consistency with specific local goals and objectives.

A Categorical Exemption/Categorical Exclusion and Negative Declaration for the proposed project were approved in March of 2007, with a Re-Validation on April 20, 2010. The current estimated right of way cost is $4,132,000 and the estimated construction cost is $16,917,000. This project is included in the 2008 State Highway Operation and Protection Program (SHOPP) under the Collision Reduction Safety Improvement program. The project has a Ready to List date of June 2010 and tentative Advertising date of December 2010**.**

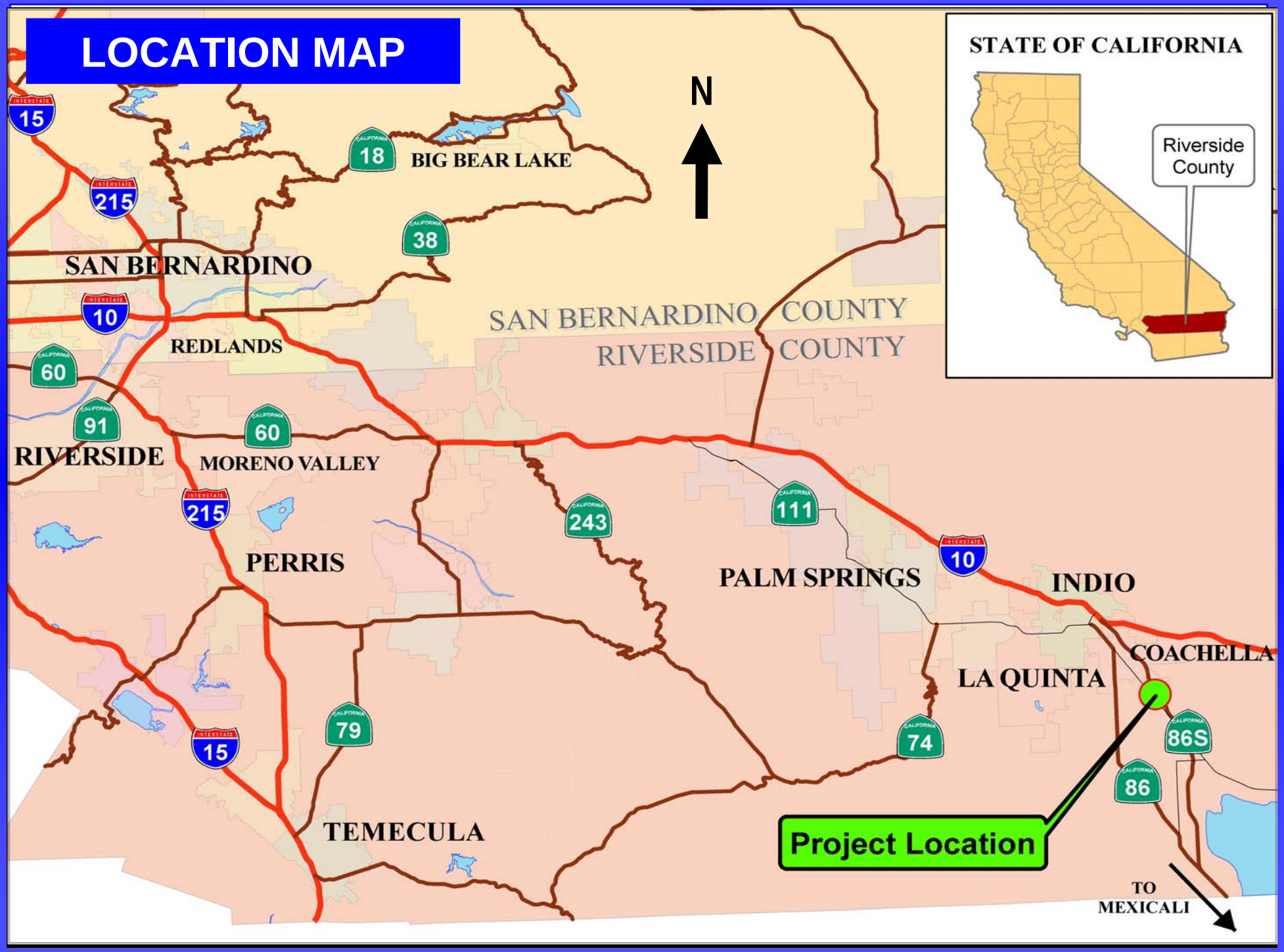

LOCATION MAP
N
STATE OF CALIFORNIA
Riverside County
BIG BEAR LAKE
SAN BERNARDINO
REDLANDS
SAN BERNARDINO COUNTY
RIVERSIDE COUNTY
RIVERSIDE
MORENO VALLEY
PERRIS
PALM SPRINGS
INDIO
COACHELLA
LA QUINTA
TEMECULA
Project Location
TO MEXICALI
15
215
10
60
91
18
38
243
111
74
79
86S
86

EXHIBIT A1

Project Location

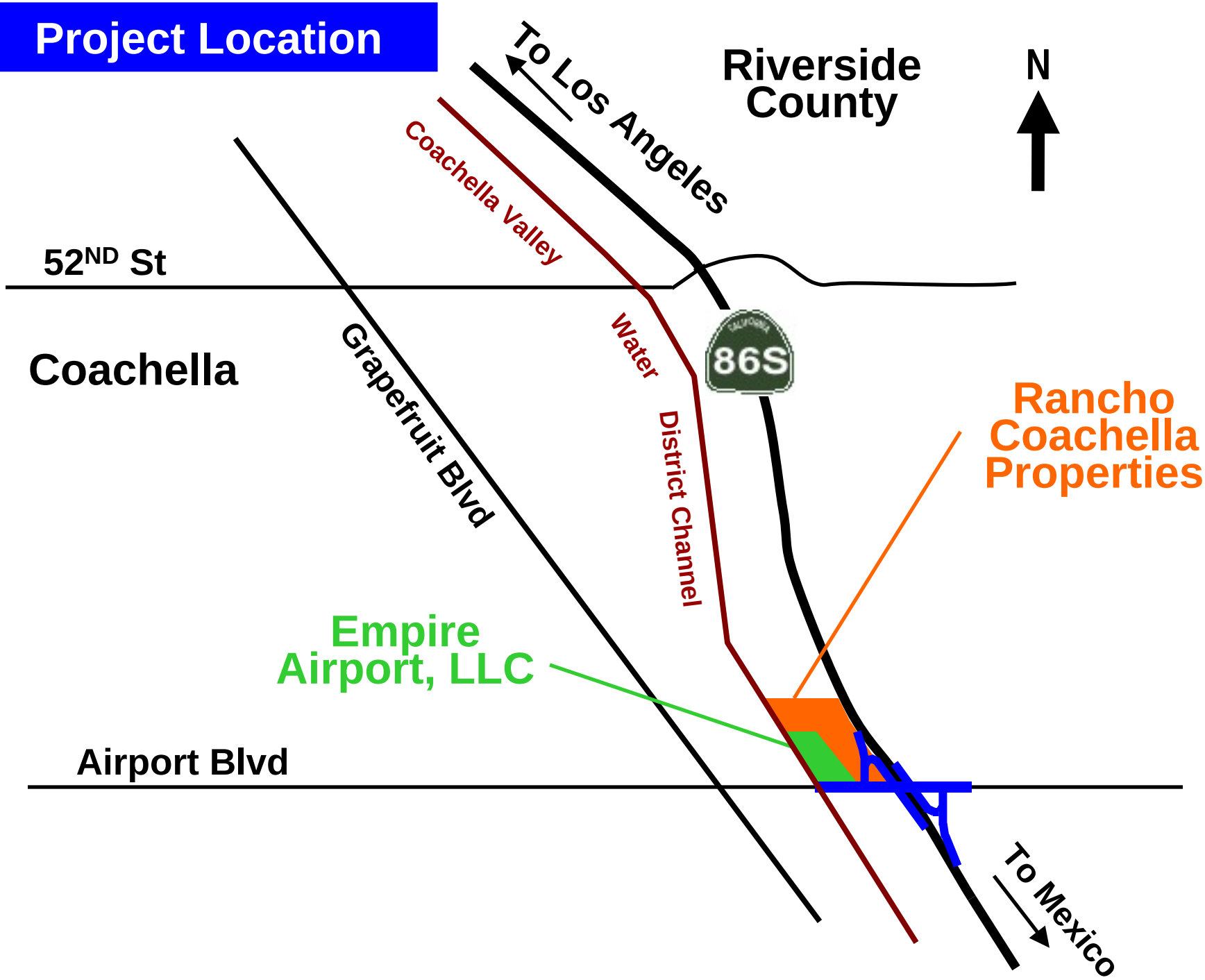


EXHIBIT A2

Project Location

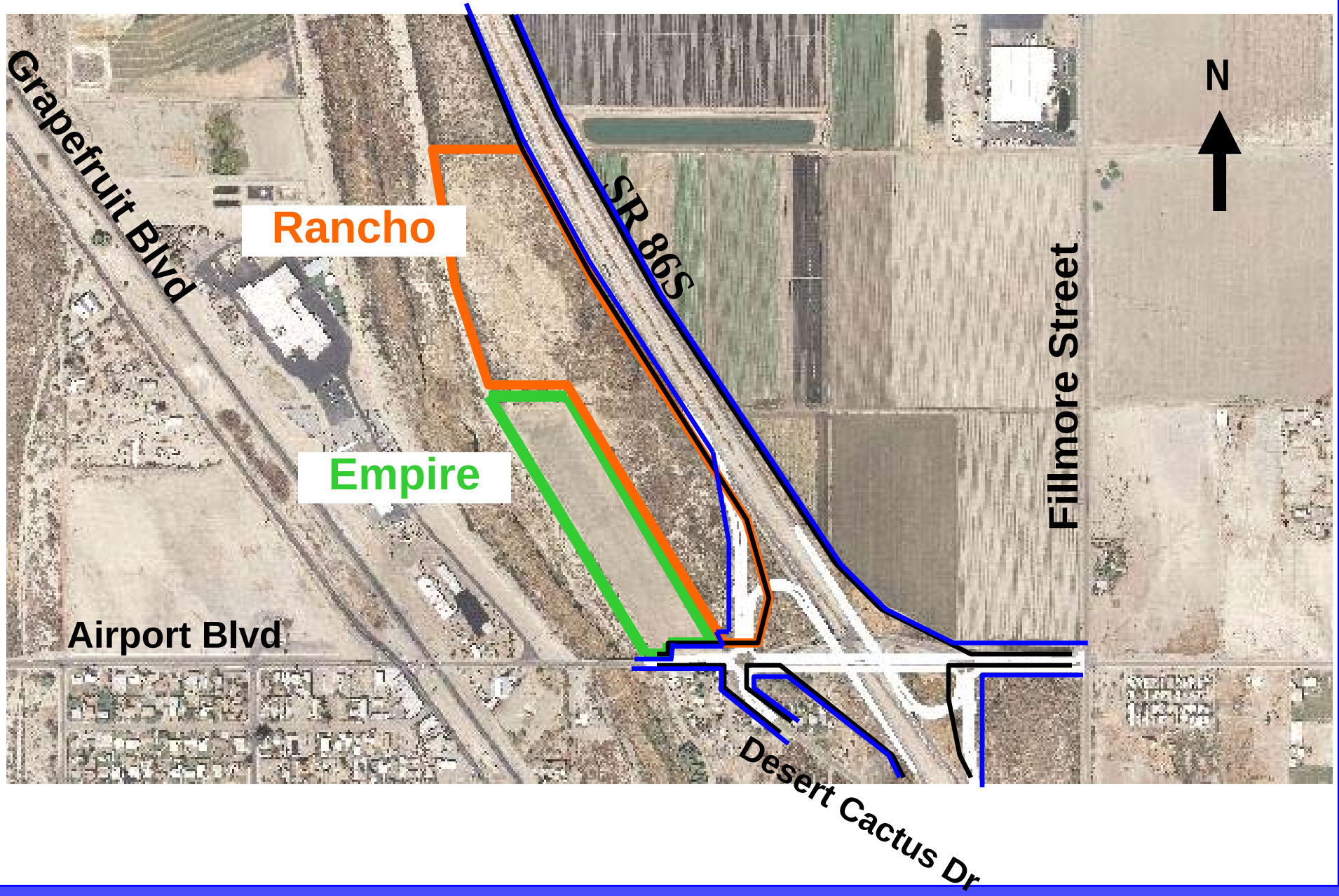


EXHIBIT A3

PARCEL PANEL REPORT

PARCEL DATA

Property Owner: Empire Airport, LLC, a California Limited Liability Company

Parcel Location: West of State Route (SR) 86S, north of Airport Boulevard in the city of Coachella, Riverside County. Assessor Parcel Number: 763-330-018

Present Use: Unimproved Vacant land

Zoning: MH (Manufacturing Heavy)

Area of Property: 428,485 Square Feet (SF), (9.84 acres)

Area Required: Parcel 20535-1: 32,193 SF, (0.74 acres) - Ingress/Egress Easement

Parcel 20535-2: 198.74 Lineal Feet of Access Rights

PARCEL DESCRIPTION

The subject property, identified as assessor parcel number 763-330-018, is located west of SR 86S, north of Airport Boulevard in the city of Coachella. Zoned Heavy Manufacturing and irregular in shape, the property has an approximate area of 428,485 SF, or 9.84 acres. The property is fenced and graded vacant land with level topography. Access to the site is from Airport Boulevard which abuts the southern most boundary of the property. The proposed project impacts the southern most portion of the subject site adjacent to Airport Boulevard.

NEED FOR SUBJECT PROPERTY

The existing at-grade signalized intersection of SR 86S at Airport Boulevard is being replaced with a two-quadrant cloverleaf interchange. This type of interchange uses a combination of a loop entrance ramp with an adjacent exit ramp terminating on the local street. This design allows the Department to achieve the maximum sight distance and flatter ramp grades. The acquisition of the 32,193 SF ingress/egress easement along with the adjacent 199 lineal feet of access rights is necessitated by the southbound on and off ramps being constructed on a fill slope higher than the existing grade, aligning the southbound ramps opposite Desert Cactus Road, raising the profile of Airport Boulevard, sight distance and access control requirements for interchanges, and the affects to the frontage access on the adjacent property to the east (Parcel 20534). The ingress/egress easement (Parcel 20535-1) is required to restore access for Parcel 20534 to and from Airport Boulevard.

RESOLUTION OF NECESSITY REVIEW PANEL REPORT

The Condemnation Review Panel (Panel) met in San Bernardino on January 27, 2010. The Panel members included Donald Grebe, Panel Chair, Department of Transportation (Department) Headquarters (HQ's) Division of Right of Way and Land Surveys; Glenn Mueller, Department San Diego Legal Division; Linda Fong, Department HQ's Division of Design; and Mark A. Zgombic, Department HQ's Division of Right of Way and Land Surveys, Secretary to the Panel. Representing the property owner at the meeting were Alexander Haagen III, Alexander Haagen IV, and Chris Fahey.

This report summarizes the findings of the Panel with regard to the four criteria required for a Resolution of Necessity and makes a recommendation to the Department's Chief Engineer. The property owners do not contest the purpose or need for a project, but do challenge the proposed project as not being planned and located in a manner that has the greatest public good and least private injury. The primary concern expressed by the property owner is that the Department's design as planned impairs the use of the subject property after the project is built.

The following is a description of the concerns expressed by the owners followed by the Department's response:

Owner:
Access in the after-condition to the subject property from Airport Boulevard will be impaired making it difficult for large trucks entering and exiting the property onto Airport Boulevard.

Department:
The ingress/egress easement will have an access opening of approximately 160 lineal feet along Airport Boulevard, and was designed to allow for sufficient room for large trucks entering and exiting the property at the same time.

Owner:
Trucks traveling eastbound on Airport Boulevard would not be able to safely execute a left-turn into the property after crossing the Coachella Valley Water District (CVWD) bridge without causing traffic issues. In addition, trucks exiting the property to access southbound SR 86S would have to cross Airport Boulevard, which creates an unsafe condition, and therefore a traffic signal needs to be installed to control traffic. Absent a traffic signal, the Department's project would effectively force truck traffic to a right-in/right-out scenario. These conditions would make the subject property much harder to market and develop.

Department:
The turning radius for the Department's design was modeled using Surface Transportation Assistance Act and California Legal Design vehicle turning templates with the largest legally permitted trucks for the access opening provided. These models show that trucks were able to make these turning movements with no issues. Trucks will be able enter and exit the subject property safely when travelling both east and westbound on Airport Boulevard.

The Department also researched and reviewed the property owners request to signalize ingress and egress and concluded that a traffic signal could not be placed in front of their property as current traffic counts do not warrant a signal, plus it would be too close to the proposed signal at the southbound on/off ramps located just to the east. In addition, the County of Riverside's General Plan Circulation Element calls for Airport Boulevard to eventually be a six lane urban arterial with a raised median and intersection spacing of approximately one quarter of a mile. This plan would ultimately create a right-in/right-out condition at this location. Therefore the County does not support the installation of a traffic signal.

Lastly, impacts, if any, to the marketability and development potential of the subject property as a result of the proposed project, are compensation issues which are outside the purview of the Commission.

Owner:
A diamond interchange type design as opposed to the proposed two-quadrant cloverleaf interchange is preferred as it would allow trucks to enter and exit the subject property safely under a controlled interchange.

Department:
The diamond interchange proposal was evaluated and not chosen as it would still impact the subject property, plus require the acquisition of additional residential properties, including a mobile home park located at the southwest quadrant of the proposed interchange. Acquiring these properties would not only be more costly, but more importantly would have far greater environmental impacts on the community due to the relocation of residential occupants.

Owner:
Can a second point of access from Airport Boulevard to the subject property be established closer to the intersection of the proposed southbound on/off ramps to SR 86S?

Department:
A second point of access cannot be established as it would be too close, (less that 50 feet) from the interchange of the southbound on/off ramps to SR 86S and create safety issues for the traveling public. In addition, a second point of access to the subject property would not be a requirement of the City of Coachella given current zoning designation for the property.

Owner:
The ingress/egress easement impacts the best part of our property and is not needed for the project, rather it's needed to provide access to the adjacent property.

Department:
The ingress/egress easement was designed and located to provide the least amount of impact to the subject property. Any other design or location would be more circuitous and have greater impacts and require additional property. The owner will retain the underlying fee interest within the easement, which will be shared with the adjacent property.

Owner:
The project as proposed effectively impairs the use and development potential of the subject property. Therefore, the Department should purchase the entire property.

Department:
Developmental/Market impacts, if any, to the subject property as a result of the proposed project, are compensation related issues which are outside the purview of the Commission. The subject property is currently vacant land with no immediate plans for development. It's the Department's opinion that the property owner's remaining 9.10 acres of land still has development potential.

DEPARTMENT'S CONTACTS
The following is a summary of contacts made with the property owner:

Type of Contact	Number of Contacts
Mailing of information	3
E-Mail of information	35
Telephone contacts	19
Personal / meeting contacts	7

STATUTORY OFFER TO PURCHASE

The Department has appraised the subject property and offered the full amount of the appraisal to the owners of record as required by Government Code Section 7267.2. The property owner has been notified that issues related to compensation are outside the purview of the Commission.

PANEL RECOMMENDATION

The Panel concludes that the Department's project complies with Section 1245.230 of the Code of Civil Procedure in that:

- The public interest and necessity require the proposed project.
- The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.
- The property rights to be condemned are necessary for the proposed project.
- An offer to purchase in compliance with Government Code Section 7267.2 has been made to the owners of record.

The Panel recommends submitting a Resolution of Necessity to the Commission.

_____
DONALD E. GREBE
Chief
Office of Project Delivery
Division of Right of Way and Land Surveys
Panel Chair

I concur with the Panel's recommendation:

_____
RICHARD D. LAND
Chief Engineer

PERSONS ATTENDING CONDEMNATION PANEL REVIEW MEETING HEARING ON JANUARY 27, 2010

Donald Grebe, HQ's Division of Right of Way and Land Surveys, Panel Chair
Glenn Mueller, San Diego Legal Office Attorney, Panel Member (participated by phone)
Linda Fong, HQ's Division of Design, Panel Member
Mark A. Zgombic, HQ's Division of Right of Way and Land Surveys, Panel Secretary

Alexander Haagen III, Property Owner
Alexander Haagen IV, Property Owner
Chris Fahey, Property Owner

Raymond Wolfe, District 8, District Director
Christy Connors, District 8, Deputy District Director, Design
Yong Kim, District 8, Project Manager
Mario Amancio, District 8, Office Chief, Design F
Basem Muallem, District 8, Deputy District Director, Right of Way
Stephen Hatt, District 8, Supervising Right of Way Agent
David C. Moore, District 8, Right of Way Agent

Impacts to Empire Airport

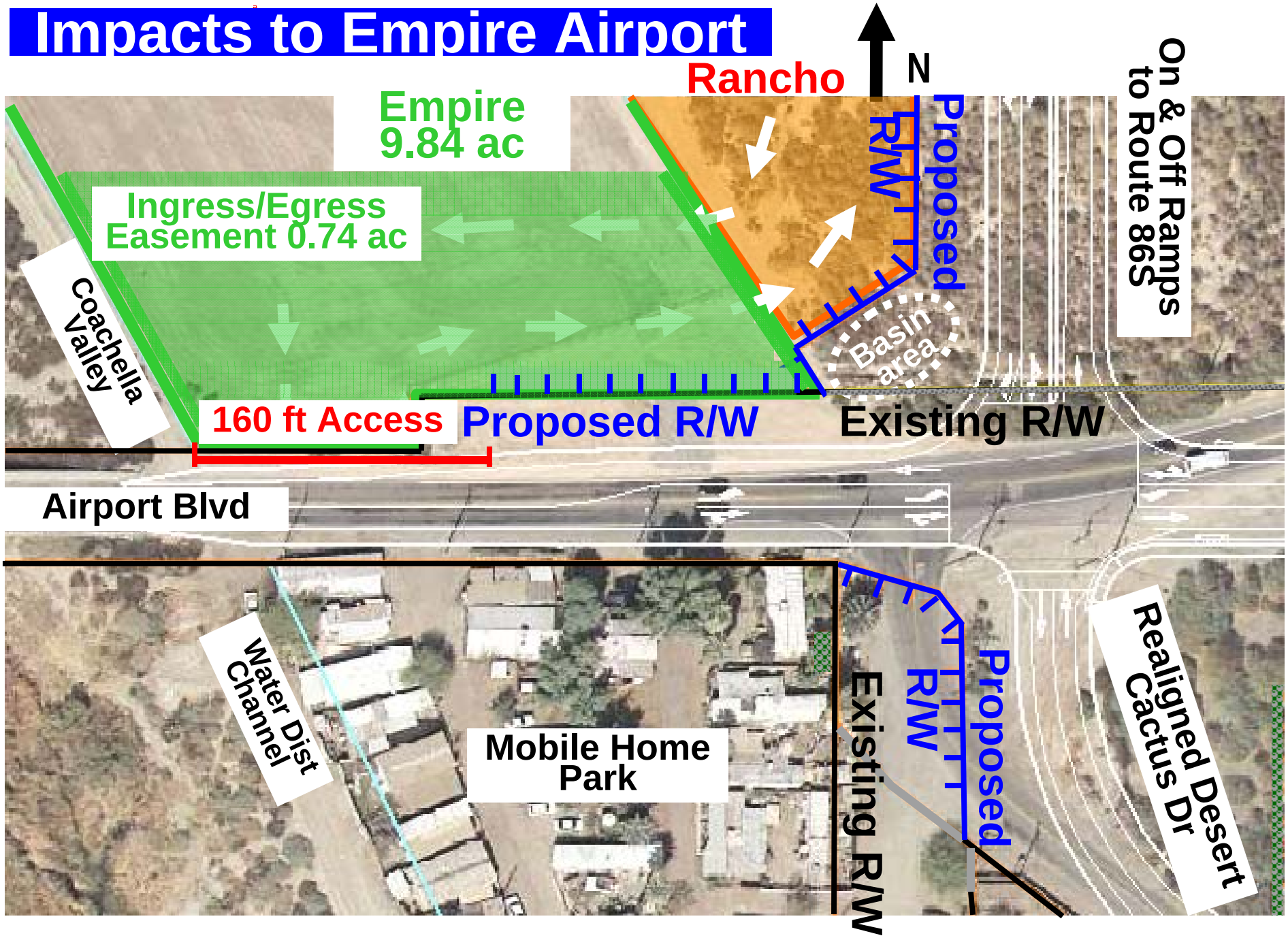


EXHIBIT B1

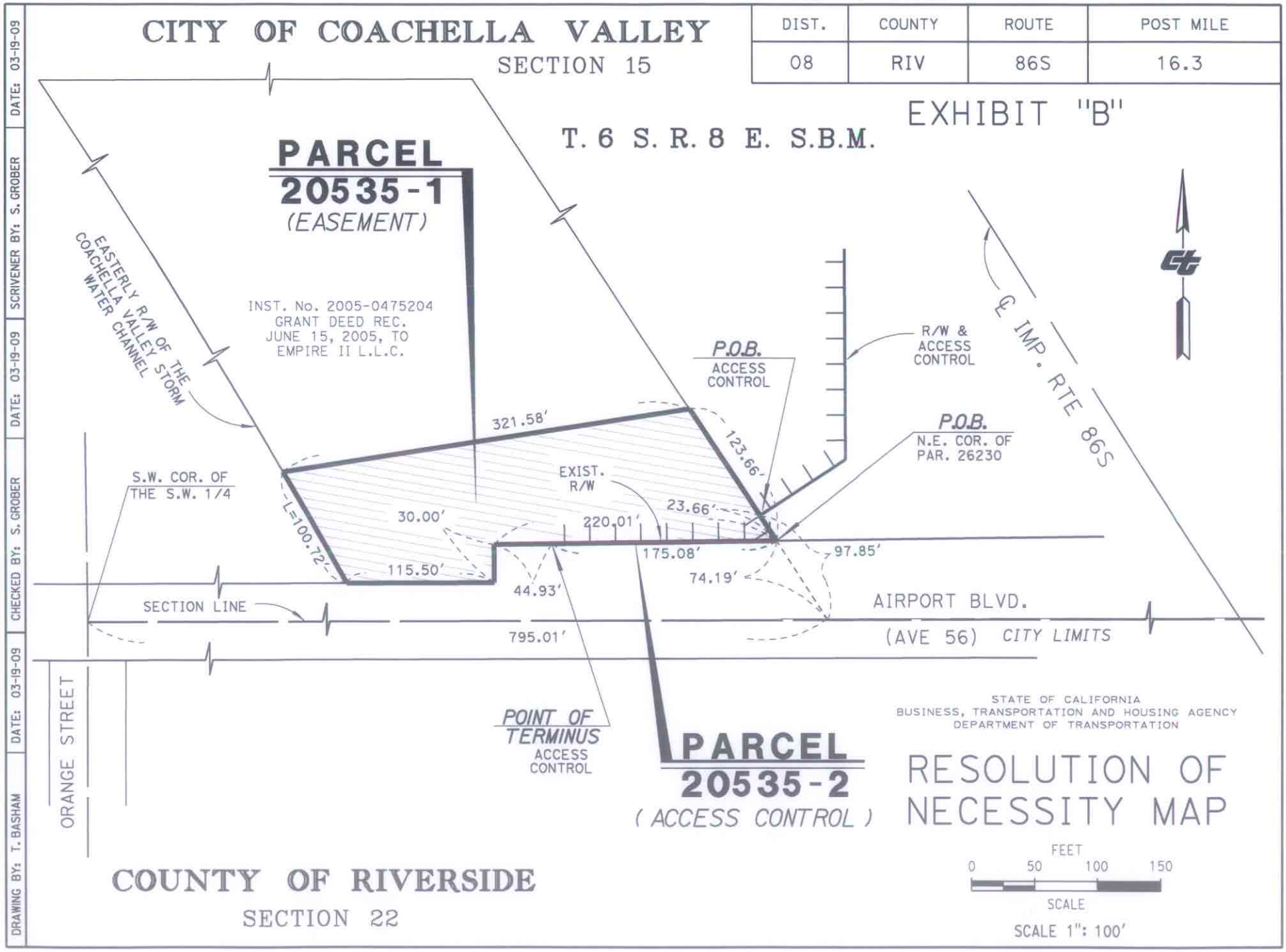


Exhibit B2

Exhibit B2

PARCEL PANEL REPORT

PARCEL DATA

Property Owner: Rancho Coachella Properties, L.P., a California Limited Partnership

Parcel Location: West of State Route (SR) 86S, north of Airport Boulevard in the city of Coachella, Riverside County. Assessor Parcel Numbers: 763-330-013, -017

Present Use: Unimproved Vacant land

Zoning: MH (Manufacturing Heavy)

Area of Property: 1,588,640 Square Feet (SF), (36.47 acres)

Area Required: Parcel 20534-1: 146,925 SF, (3.37 acres) - Fee

PARCEL DESCRIPTION

The subject property, identified as assessor parcel numbers 763-330-013 & 017, is located west of SR 86S, north of Airport Boulevard in the city of Coachella. Zoned Heavy Manufacturing and irregular in shape, the property has an approximate area of 1,588,640 SF, or 36.47 acres. The property is unimproved vacant land with level topography. Access to the site is from Airport Boulevard which abuts the southern most boundary of the property. The proposed project impacts the southern most portion of the subject site adjacent to SR 86S and Airport Boulevard.

NEED FOR SUBJECT PROPERTY

The existing at-grade signalized intersection of SR 86S at Airport Boulevard is being replaced with a two-quadrant cloverleaf interchange. This type of interchange uses a combination of a loop entrance ramp with an adjacent exit ramp terminating on the local street. This design allows the Department to achieve the maximum sight distance and flatter ramp grades. The acquisition of the 146,925 SF parcel is necessitated by the construction of the southbound interchange on and off ramps on a fill slope higher than the existing grade, aligning the southbound ramps opposite Desert Cactus Road, raising the profile of Airport Boulevard, sight distance and access control requirements for interchanges. As a result, direct access and frontage along Airport Boulevard would be lost and the remaining property would effectively be landlocked. To mitigate for the loss of direct access to Airport Boulevard, an ingress/egress easement (Parcel 20535-1) is required and will be purchased from the adjacent property owner to the west, in order to perpetuate access to the subject property (Parcel 20534) from Airport Boulevard.

RESOLUTION OF NECESSITY REVIEW PANEL REPORT

The Condemnation Review Panel (Panel) met in San Bernardino on January 26, 2010. The Panel members included Donald Grebe, Panel Chair, Department of Transportation (Department) Headquarters (HQ's) Division of Right of Way and Land Surveys; Linda Fong, Department HQ's Division of Design; and Mark A. Zgombic, Department HQ's Division of Right of Way and Land Surveys, Secretary to the Panel. Representing the property owner at the meeting were Kyle Denning and Rhonda J. Holmes, attorney for the property owner.

This report summarizes the findings of the Panel with regard to the four criteria required for a Resolution of Necessity and makes a recommendation to the Department's Chief Engineer. The property owner does not contest the purpose or need for a project, but does challenge the proposed project as not being planned and located in a manner that has the greatest public good and least private injury. The primary concern expressed by the property owner is that the Department's design as planned impairs the use of the subject property after the project is built.

The following is a description of the concerns expressed by the owner and/or his attorney followed by the Department's response:

Owner:
Access in the after-condition to the subject property from Airport Boulevard will be impaired making it difficult for large trucks entering and exiting the property onto Airport Boulevard.

Department:
The Department is in the process of acquiring an ingress/egress easement from the adjacent property owner (parcel 20535-1) to be conveyed to the subject property to perpetuate access to and from Airport Boulevard. The ingress/egress easement will have an access opening of approximately 160 lineal feet along Airport Boulevard, and was designed to allow sufficient room for large trucks entering and exiting the property at the same time.

Owner:
Any trucks traveling westbound on Airport Boulevard turning into the property will be forced to make a U-turn, and trucks leaving the property to access southbound SR 86S would have to cross Airport Boulevard, which creates an unsafe condition, and therefore a traffic signal needs to be installed to control traffic. Absent a traffic signal, the Department's project would effectively force truck traffic to a right-in/right-out scenario. These conditions would make the subject property much harder to market and develop.

Department:
The turning radius for the Department's design was modeled using Surface Transportation Assistance Act and California Legal Design vehicle turning templates with the largest legally permitted trucks for the access opening provided. These models show that trucks were able to make these turning movements within the opening provided. Trucks will be able enter and exit the subject property safely when travel both east and west bound on Airport Boulevard.

The Department also researched and reviewed the property owners request to signalize ingress and egress and concluded that a traffic signal could not be placed in front of their property as current traffic counts do not warrant a signal, plus it would be too close to the proposed signal at the southbound on/off ramps located just to the east. In addition, the County of Riverside's General Plan Circulation Element calls for Airport Boulevard to eventually be a six lane urban arterial with a raised median and intersection spacing of approximately one quarter of a mile. This plan would ultimately create a right-in/right-out condition at this location. Therefore the County does not support the installation of a traffic signal.

Lastly, impacts, if any, to the marketability and development potential of the subject property as a result of the proposed project, are compensation issues which are outside the purview of the Commission.

Owner:
A diamond interchange type design as opposed to the proposed two-quadrant cloverleaf interchange is preferred as it would allow trucks to enter and exit the subject property safely under a controlled interchange.

Department:
The diamond interchange proposal was evaluated and not chosen as it would still impact the subject property, plus require the acquisition of additional residential properties, including a mobile home park located at the southwest quadrant of the proposed interchange. Acquiring these properties would not only be more costly, but more importantly would have far greater impacts on the community due to the relocation of residential occupants.

Owner:
Can a second point of access from Airport Boulevard to the subject property be established closer to the intersection of the proposed southbound on/off ramps to SR 86S?

Department:
A second point of access cannot be established as it would be too close, (less that 50 feet) from the interchange of the southbound on/off ramps to SR 86S and create safety issues for the traveling public. In addition, a second point of access to the subject property would not be a requirement of the City of Coachella given current zoning designation for the property.

Owner:
The project as proposed effectively impairs the use and development potential of the subject property. Therefore, the Department should purchase the entire property.

Department:
Developmental/Market impacts, if any, to the subject property as a result of the proposed project, are compensation related issues which are outside the purview of the Commission. The subject property is currently vacant land with no immediate plans for development. It's the Department's opinion that the property owner's remaining 33.10 acres of land still has development potential.

DEPARTMENT'S CONTACTS

The following is a summary of contacts made with the property owner:

Type of Contact	Number of Contacts
Mailing of information	3
E-Mail of information	26
Telephone contacts	15
Personal / meeting contacts	7

STATUTORY OFFER TO PURCHASE

The Department has appraised the subject property and offered the full amount of the appraisal to the owners of record as required by Government Code Section 7267.2. The property owner has been notified that issues related to compensation are outside the purview of the Commission.

PANEL RECOMMENDATION

The Panel concludes that the Department's project complies with Section 1245.230 of the Code of Civil Procedure in that:

- The public interest and necessity require the proposed project.
- The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.
- The property rights to be condemned are necessary for the proposed project.
- An offer to purchase in compliance with Government Code Section 7267.2 has been made to the owners of record.

The Panel recommends submitting a Resolution of Necessity to the Commission.

_____
DONALD E. GREBE
Chief
Office of Project Delivery
Division of Right of Way and Land Surveys
Panel Chair

I concur with the Panel's recommendation:

_____
RICHARD D. LAND
Chief Engineer

PERSONS ATTENDING CONDEMNATION PANEL REVIEW MEETING HEARING ON JANUARY 26, 2010

Donald Grebe, HQ's Division of Right of Way and Land Surveys, Panel Chair
Linda Fong, HQ's Division of Design, Panel Member
Mark A. Zgombic, HQ's Division of Right of Way and Land Surveys, Panel Secretary

Kyle Denning, Property Owner
Rhonda J. Holmes, Attorney for the Property Owner

Raymond Wolfe, District 8, District Director
Christy Connors, District 8, Deputy District Director, Design
Yong Kim, District 8, Project Manager
Mario Amancio, District 8, Office Chief, Design F
Michael Jacob, District 8, Design F
Basem Muallem, District 8, Deputy District Director, Right of Way
Stephen Hatt, District 8, Supervising Right of Way Agent
David C. Moore, District 8, Right of Way Agent

Impacts to Rancho

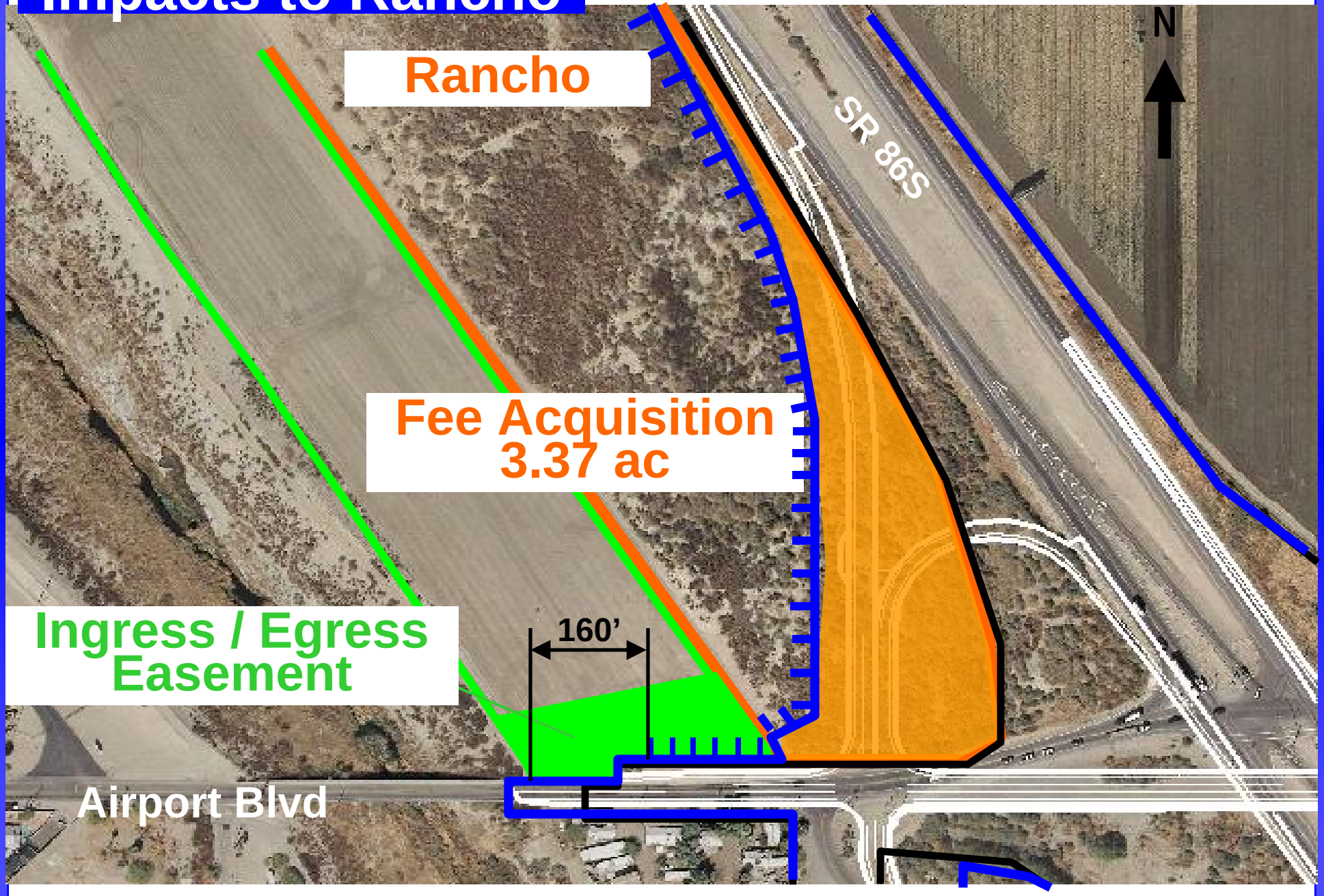


EXHIBIT C1

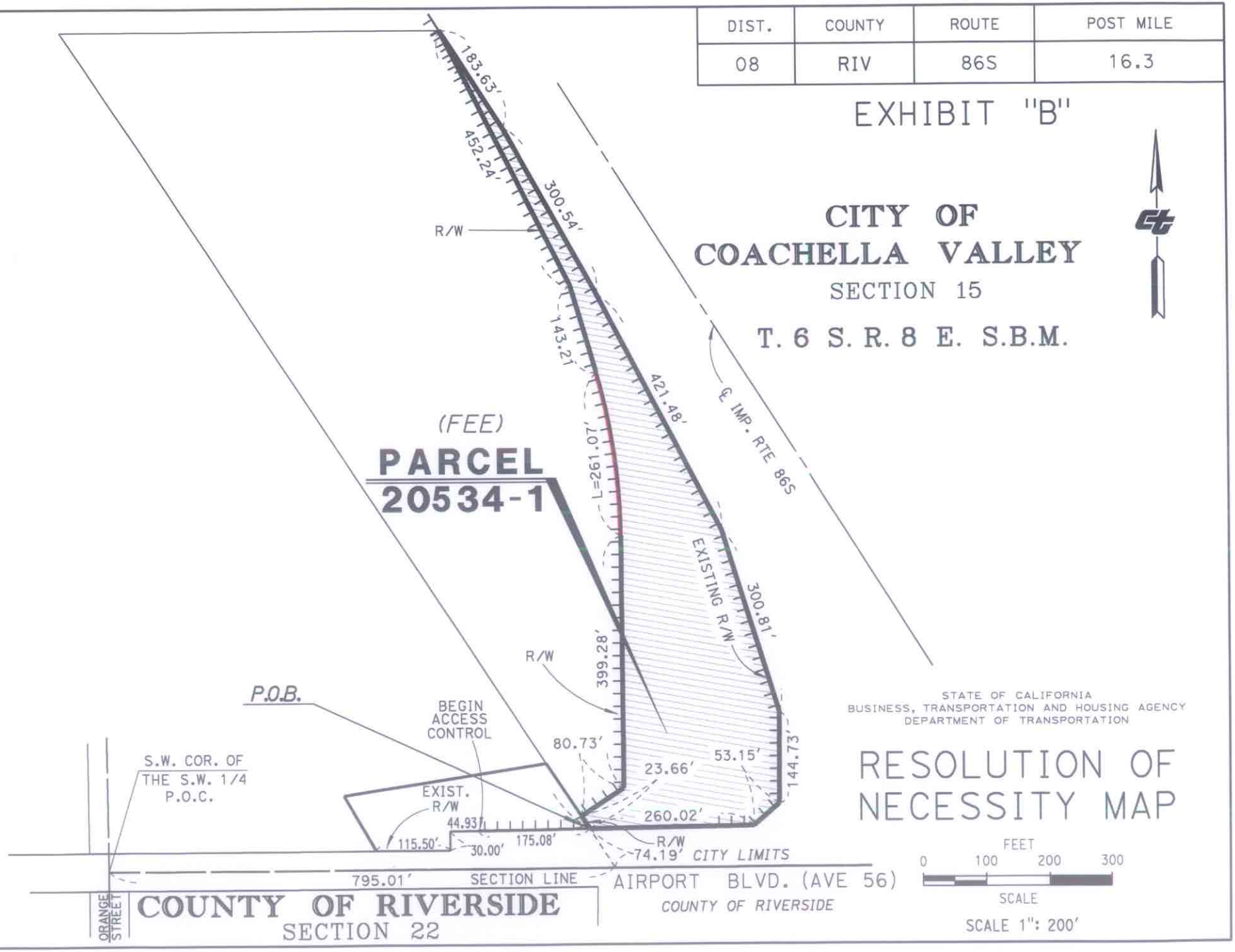
DIST.	COUNTY	ROUTE	POST MILE
08	RIV	86S	16.3

EXHIBIT "B"

CITY OF COACHELLA VALLEY

SECTION 15

T. 6 S. R. 8 E. S.B.M.



DRAWING BY: T. BASHAM | DATE: 3-19-09 | CHECKED BY: S. GROBER | DATE: 03-19-09 | SCRIVENER BY: S. GROBER | DATE: 03-19-09

Exhibit C2

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Transportation Department

Juan C. Perez, P.E., T.E.
Director of Transportation

February 1, 2010

Mr. Syed Raza
Traffic Operations
California Department of Transportation, District 8
464 West 4th Street
San Bernardino, CA 92401

Subject: Requirements for Airport Boulevard West of SR-86S

Dear Mr. Raza:

Airport Boulevard west of SR-86S is designated as an Urban Arterial under the County of Riverside General Plan Circulation Element. The County Road Standards and Specification for facilities identified under the General Plan Circulation Element are provided under Ordinance 461. According to Ordinance 461 an Urban Arterial is a six-lane divided highway with an ultimate right-of-way requirement of 152 feet, 110-foot curb-to-curb pavement, and 14-foot raised median. Typical intersection spacing from other streets or highways shall be limited to approximately one-quarter mile intervals. Access points which do not meet this requirement shall be limited to right-in/right-out access per approval from County of Riverside Transportation Department.

For information on Ordinance 461 please visit the following link:
http://www.rctlma.org/trans/land_dev_ord_461.html.

If you have any questions, please contact me at (951) 955-6736.

Sincerely,

Patricia Romo
Deputy Director of Transportation

cc: Khalid Nasim

Exhibit D

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