

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: May 14-15, 2026

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4b., Action Item

Prepared By: René Fletcher, Chief
Division of Right of Way and Land Surveys

Subject: **RESOLUTIONS OF NECESSITY**

ISSUE:

Should the California Transportation Commission (Commission) adopt Resolutions of Necessity (Resolutions) for these parcels, whose Owners are not contesting the declared findings of the California Department of Transportation (Department) under Section 1245.230 of the Code of Civil Procedure?

RECOMMENDATION:

The Department recommends the Commission adopt Resolutions C-22650, C-22651, and C-22653 through C-22658 as summarized on the following pages.

BACKGROUND:

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 of California (CCP). Moreover, for each of the proposed Resolutions, the property Owners are not contesting the following findings contained in Section 1245.230 of the CCP:

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

The only remaining issues with the property Owners are related to compensation.

Discussions have taken place with the Owners, each of whom has been offered the full amount of the Department's appraisal and, where applicable, advised of any relocation assistance benefits to which the Owners may subsequently be entitled. Adoption of the Resolutions will not interrupt the Department's efforts to secure equitable settlements. In accordance with statutory requirements, each Owner has been advised that the Department is requesting a Resolution at this time. Adoption will assist the Department in the continuation of the orderly sequence of events required to meet construction schedules.

C-22650 - CONRAD KEITH BOWMAN, II AND TRUDY LYNN BOWMAN, HUSBAND AND WIFE, AS JOINT TENANTS

01-HUM-101-Post Mile (PM) 0.88 - Parcel 015129-1 - EA 0H6419.

Right of Way Certification (RWC) Date: 06/05/26; Ready to List (RTL) Date: 06/19/26; Conventional highway – rehabilitate culvert in Humboldt County at one location within the community of Cooks Valley, 0.9 mile north of the Mendocino County border. Authorizes condemnation of a temporary construction easement (TCE) for culvert construction. Located in the community of Cooks Valley at 779 United States Highway (US) 101. Assessor's Parcel Number (APN) 033-271-027.

The public interest and necessity require the proposed project.

The Department proposes to remove a barrier to fish passage on Hartsook Creek by removing a deteriorated box culvert and constructing a single span bridge. The creek will be restored with Engineered Streambed material. In doing so, the project will allow for fish to travel upstream. Restoration of habitat and environmental resources are of interest to the public as salmon fishing is a vital part of the local economy. This resource would be enhanced and protected by allowing fish and wildlife to access upstream, providing critical habitat for fish spawning, and protection of the health of the target fish species.

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 State and Federal Environmental Documents were completed on October 7, 2024. The environmental team determined the project to be categorically exempt under California Environmental Quality Act (CEQA) and categorically excluded (CE) under National Environmental Policy Act (NEPA). Environmental permits restrict in-water construction activities between the months of June to October.

The Design team requires a temporary easement on the east side of the highway due to possible environmental impacts that cannot be mitigated. By utilizing the east side of the highway, the contractor can make use of the existing paved shoulder that is currently operating as a wide driveway without having to pave new pavement.

The Department proposes replacing an existing reinforced concrete box culvert with a concrete bridge on US 101 at PM 0.88 in Humboldt County. Additional work would include shoulder widening, bridge-rail installation, wingwall construction at the upstream and downstream ends of the bridge, and placement of engineered streambed material in channel 50 feet upstream and downstream from the new facility. A clearwater diversion and stream channel dewatering would be required. Construction access would require vegetation clearing and grubbing, and branch trimmings. No trees larger than 24 inches in diameter will be removed or threatened. Disturbed soil areas would be revegetated with native vegetation for soil stabilization and erosion control. Examples of revegetation could include erosion control seeding, natural regeneration, and planting. Temporary erosion control measures would be implemented to meet water quality requirements.

To reduce long term impacts to the traveling public, the project is designed to complete construction within one construction season. To facilitate this, the proposed bridge will be constructed in two stages, with each stage constructing half of the finished bridge. This method will allow for both minimal impacts to the traveling public but also allow for the project to be completed in one construction season thus reducing impacts on the local population.

To reduce impacts on local businesses, traffic staging will incorporate various techniques to allow for access while traffic is stopped at the temporary signal. This includes setting the temporary signal in a location that allows access to businesses and pavement markings indicating which areas to keep clear.

The property rights to be condemned are necessary for the proposed project.

The subject property is a total of 2.52 acres and a TCE for 303.54 square feet (sf) is required to rehabilitate a culvert. The Owner's property is located along the east side of US 101 and south of the future bridge. The TCE is to ensure proper installation of temporary barriers and temporary channelizers required to channel traffic accessing the driveway that leads to the Hartsook Inn cabins. The temporary barrier is also required to protect a drop off that will be in place during construction of the bridge, abutment, wing wall, and permanent concrete barrier.

An offer to purchase in accordance with Government Code Section 7267.2 has been made to the owners of record.

A waiver valuation that established just compensation was approved by District 1 Right of Way management on September 30, 2025. On October 1, 2025, the First Written Offer (FWO) of just compensation was sent via certified mail to the Owner and confirmed as received on October 21, 2025. A non-complex appraisal was completed on December 24, 2025, for condemnation purposes. On March 3, 2026, the Agent mailed the non-complex appraisal along with the revised FWO documents via first class and certified mail.

Negotiations are ongoing and efforts to secure an equitable settlement will continue.

Condemnation has been initiated to maintain the orderly sequence of events required to meet construction schedules.

C-22651 - TAHOE BIJOU LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

03-ED-50-PM 79.30 - Parcel 38918-1, 2 - EA 0J4809.

RWC Date: 03/01/27; RTL Date: 06/15/27. Conventional highway – rehabilitate pavement and drainage systems, upgrade facilities to Americans with Disabilities Act (ADA) standards, and replace Transportation Management System (TMS) elements in South Lake Tahoe, from east of Blue Lake Avenue to the Nevada state line. Amends Resolution No. C-22598, adopted December 4, 2025, authorized condemnation of an easement for a State highway, and a TCE for curb ramp and temporary signal pole construction. This Amendment extends the duration of the TCE. Located in the city of South Lake Tahoe. APN 027-690-019.

The public interest and necessity require the proposed project.

The existing pavement within the project area from Trout Creek Bridge to Stateline exhibits signs of distress. The pavement conditions range from fair to poor and are expected to further deteriorate in the absence of proper action. Multiple culverts are in fair or poor condition, jeopardizing the stability of the existing roadbed. Existing TMS elements and signs need to be upgraded to current standards. Various curb ramps, sidewalks, and driveway aprons need repair or replacement to meet current standards.

This project proposes to preserve and extend the pavement service life and extend the life of drainage systems by rehabilitating or replacing culvert systems. This project also proposes to improve safety by addressing TMS elements, signs, ADA curb ramps and sidewalks that are not to current standards.

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 environmental document for this South Tahoe Capital Preventative Maintenance project was completed on March 22, 2024. The Negative Declaration included in this environmental document indicates there will be no significant adverse impact on the environment.

Only one build alternative was considered due to the limited scope of the proposed construction and the narrow space within the existing right of way. To minimize private injury, the project team prioritized designs that utilized existing public right of way, limiting acquisitions to only necessary temporary and permanent easements for sidewalks, driveway aprons, and traffic signal poles. The design team recommended strategies to reduce construction impacts, including optimizing construction hours and maintaining pedestrian and vehicular access to properties during construction. These approaches preserve adjacent private properties and minimize disruption while still achieving safety and accessibility goals.

The property rights to be condemned are necessary for the proposed project.

The Owner's parcel is located at the south corner of the intersection of US 50 and Ski Run Boulevard, South Lake Tahoe. The total area of the subject parcel is 48,351 sf. Parcel 38918-1 is a 16 sf easement and Parcel 38918-2 is an 853 sf TCE. The acquisition of these parcels will allow for the construction of ADA compliant curb ramp and temporary signal pole, with signal lighting and street lighting. The temporary signal pole will replace the existing traffic signal pole during construction and be removed upon completion of construction. The project improvements at this location cannot be constructed without acquiring the proposed property.

An offer to purchase in accordance with Government Code Section 7267.2 has been made to the owners of record.

A staff appraisal that established just compensation was approved by District 3 Right of Way management on August 6, 2025. On August 21, 2025, the FWO of just compensation was sent to the Owner via certified mail and also sent by email on August 26, 2025. The email was confirmed as received on August 26, 2025. The appraisal was updated on February 10, 2026, to extend the duration of the TCE. The revised FWO based on the revised appraisal was sent to Owners via email and certified mail on February 11, 2026.

Negotiations are ongoing and efforts to secure an equitable settlement will continue. However, the parties are currently at an impasse due to compensation, contract language, and project impact concerns.

Condemnation has been initiated to maintain the orderly sequence of events required to meet construction schedules.

C-22653 - Love's Country Stores of California, a California Corporation

06-Tul-99-PM 25.2/30.6 - Parcel 89502-1 - EA 489509.

RWC Date: 10/09/26; RTL Date: 10/23/26; Conventional highway – widen the existing 4-lane freeway to a 6-lane freeway in Tulare County from 0.4 miles south of Avenue 200 Overcrossing (OC) to 0.3 miles north of Prosperity OC. Authorizes condemnation of land in fee for a State highway. Located in the city of Tulare at 2700 South Blackstone Street. APNs 191-060-020, -021, -022.

The public interest and necessity require the proposed project.

To relieve traffic congestion and improve operational deficiencies at the Paige Avenue Interchange, the Department proposes to widen the existing 4-lane freeway to a 6-lane freeway by constructing one lane in each direction in the existing median of SR 99 just south of the Avenue 200 OC to the Prosperity Avenue OC. The existing interchange at Paige Avenue will be reconfigured with four roundabouts.

The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.

An Environmental Impact Report (EIR) pursuant to CEQA was approved on December 29, 2023, and an EA was prepared and approved on December 29, 2023, pursuant to NEPA.

The project proposes adding a flexible pavement lane and shoulder in the median in each direction and rehabilitating the existing lanes between the Avenue 200 Crossing to the Paige Avenue interchange. The project will replace the existing Thrie Beam barriers with concrete barrier. The existing drainage inlets will be relocated near the new proposed concrete barrier. To accommodate for the additional water runoff of the new pavement, nine drainage basins are being proposed. Southbound (SB) lanes on SR 99 from PM 25.62 to 26.35 will be realigned parallel to the existing northbound (NB) lanes. There are several segments of proposed security fences near Tulare Avenue and Cross Avenue. Ramp widening and metering will be proposed on Bardsley Avenue and Tulare Avenue ramps.

To minimize private injury, the project team prioritized designs that enhance traveling public safety, maximizes the utilization of existing public right of way, limits acquisition to only what is necessary, such as mitigation for additional storm drain runoff, proposes retaining walls, promotes complete streets elements such as bicycle/pedestrian shared-use path, closing sidewalk gaps, and high-visibility crosswalks. The project team recommended staging strategies to reduce construction impacts such as optimizing construction hours, providing detours, and using flexible pavement in lieu of rigid.

The property rights to be condemned are necessary for the proposed project.

The property is located at 2700 South Blackstone Street within the city of Tulare. The subject property is west of SR 99 and adjacent to Paige Avenue and consists of 23.51 acres according to the Department appraisal map. The project requires the acquisition of 3.11 acres in fee.

The parcel cannot be eliminated as it is needed to construct a new roundabout at SR 99 and Paige Avenue.

An offer to purchase in accordance with Government Code Section 7267.2 has been made to the owners of record.

District 6 Right of Way management approved the Appraisal Report on December 16, 2025. The FWO was emailed to Owner's representative on January 5, 2026. On January 20, 2026 the Owner's legal team asked for a visual overlay to be emailed to them from the District's Department of Design so all interested parties could have a better visual of the acquisition area, which the Department provided. On February 25, 2026, the Owner's legal team responded to the Agent's status request with the information that the Owner has retained outside counsel to help review the acquisition offer. On March 9, 2026, the Agent emailed the legal team again and asked for another status update.

Negotiations are ongoing and efforts to secure an equitable settlement will continue. However, the parties are currently at an impasse due to the lengthy duration of the Owner's internal process.

Condemnation has been initiated to maintain the orderly sequence of events required to meet construction schedules.

C-22654 - Tulare Irrigation District, a California corporation, which acquired title as Tulare Irrigation District, a public utility, as to **Parcel 1**; and Tulare Irrigation District, a California corporation, as to **Parcel 2**

06-Tul-99-PM 25.2/30.6 - Parcel 89513-1 - EA 489509.

RWC Date: 10/09/26; RTL Date: 10/23/26; Conventional highway – widen the existing 4-lane freeway to a 6-lane freeway in Tulare County from 0.4 miles south of Avenue 200 OC to 0.3 miles north of Prosperity OC. Authorizes condemnation of land in fee for a State highway. Located in the city of Tulare at west of 1319 Manzanita Avenue. APNs 182-230-048, 182-190-038.

The public interest and necessity require the proposed project.

To relieve traffic congestion and improve operational deficiencies at the Paige Avenue Interchange, the Department proposes to widen the existing 4-lane freeway to a 6-lane freeway by constructing one lane in each direction, in the existing median of SR 99 just south of the Avenue 200 OC to the Prosperity Avenue OC. The existing interchange at Paige Avenue will be reconfigured with four roundabouts.

The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.

An EIR pursuant to CEQA was approved on December 29, 2023, and an EA was prepared and approved on December 29, 2023, pursuant to NEPA.

The project proposes adding a flexible pavement lane and shoulder in the median in each direction and rehabilitating the existing lanes between the Avenue 200 Crossing to the Paige Avenue interchange. The project will replace the existing Thrie Beam barriers with concrete barrier. Existing drainage inlets will be relocated near the new proposed concrete barrier. To accommodate for the additional water runoff of the new pavement, nine drainage basins are being proposed. SB lanes on SR 99 from PM 25.62 to 26.35 will be realigned parallel to the existing NB lanes. There are several segments of proposed security fences near Tulare Avenue and Cross Avenue. Ramp widening and metering will be proposed on Bardsley Avenue and Tulare Avenue ramps.

To minimize private injury, the project team prioritized designs that enhance traveling public safety, maximizes the utilization of existing public right of way, limits acquisition to only what is necessary, such as mitigation for additional storm drain runoff, proposes retaining walls, promotes complete streets elements such as bicycle/pedestrian shared-use path, closing sidewalk gaps, and high-visibility crosswalks. The project team recommended staging strategies to reduce construction impacts such as optimizing construction hours, providing detours, and using flexible pavement in lieu of rigid.

The property rights to be condemned are necessary for the proposed project.

The property is located west of 1319 Manzanita Avenue within the city of Tulare.

The property is east of SR 99 and adjacent to Paige Avenue and consists of 2.15 acres according to the Department appraisal map. The project requires the acquisition of 2.15 acres in fee.

The parcel cannot be eliminated as it will be utilized for the realignment of the NB on ramp.

An offer to purchase in accordance with Government Code Section 7267.2 has been made to the owners of record.

District 6 Right of Way management approved the Appraisal Report on August 5, 2025. On August 21, 2025, the FWO was sent to the Owner's representative via email at their request. A 5-foot area of adjacent land missing from the State's design was identified by the surveyor and needed to be incorporated, requiring an appraisal revision. The revised appraisal was approved on March 13, 2026. The revised appraisal and revised FWO were sent to the Owner's representative on March 13, 2026.

Negotiations are ongoing and efforts to secure an equitable settlement will continue. However, the parties are currently at an impasse due to the lengthy duration of the Owner's internal process.

Condemnation has been initiated to maintain the orderly sequence of events required to meet construction schedules.

C-22655 – Tulare Irrigation District, an irrigation district
06-Tul-99-PM 25.2/30.6 - Parcel 89514-1, 2 - EA 489509.

RWC Date: 10/09/26; RTL Date: 10/23/26; Conventional highway – widen the existing 4-lane freeway to a 6-lane freeway in Tulare County from 0.4 miles south of Avenue 200 OC to 0.3 miles north of Prosperity OC. Authorizes condemnation of a permanent and a temporary easement for construction of the roundabout on South Blackstone Street, located in the city of Tulare at 322 South Blackstone Street. APN 181-100-019.

The public interest and necessity require the proposed project.

To relieve traffic congestion and improve operational deficiencies at the Paige Avenue Interchange, the Department proposes to widen the existing 4-lane freeway to a 6-lane freeway by constructing one lane in each direction in the existing median of SR 99 just south of the Avenue 200 OC to the Prosperity Avenue OC. The existing interchange at Paige Avenue will be reconfigured with four roundabouts.

The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.

An EIR pursuant to CEQA was approved on December 29, 2023, and an EA was prepared and approved on December 29, 2023, pursuant to NEPA.

The project proposes adding a flexible pavement lane and shoulder in the median in each direction and rehabilitating the existing lanes between the Avenue 200 Crossing to the Paige Avenue interchange. The project will replace the existing Thrie Beam barriers with concrete barrier. Existing drainage inlets will be relocated near the new proposed concrete barrier. To accommodate for the additional water runoff of the new pavement, nine drainage basins are being proposed. SB lanes on SR 99 from PM 25.62 to 26.35 will be realigned parallel to the existing NB lanes. There are several segments of proposed security fences near Tulare Avenue and Cross Avenue. Ramp widening and metering will be proposed on Bardsley Avenue and Tulare Avenue ramps.

To minimize private injury, the project team prioritized designs that enhance traveling public safety, maximizes the utilization of existing public right of way, limits acquisition to only what is necessary, such as mitigation for additional storm drain runoff, proposes retaining walls, promotes complete streets elements such as bicycle/pedestrian shared-use path, closing sidewalk gaps, and high-visibility crosswalks. The project team recommended staging strategies to reduce construction impacts such as optimizing construction hours, providing detours, and using flexible pavement in lieu of rigid.

The property rights to be condemned are necessary for the proposed project.

The property is located at 322 South Blackstone Street within the city of Tulare. The property is east of SR 99 and adjacent to Paige Avenue and consists of 5.48 acres according to the County Tax Assessor map. The project requires the acquisition of 7,936 sf in easement and 5,863 sf in TCE.

The parcel cannot be eliminated as it is needed to construct a new roundabout at SR 99 and Paige Avenue.

An offer to purchase in accordance with Government Code Section 7267.2 has been made to the owners of record.

District 6 Right of Way management approved the Appraisal Report on August 5, 2025. On August 21, 2025, the FWO was sent to the Owners via email. On October 22, 2025, the Agent met with the City of Tulare and the Owner to discuss changing the acquisition from fee to easement which the Department accepted. This change required a revised appraisal, that was approved on December 1, 2025. On December 4, 2025, both the revised appraisal and FWO were sent to the Owner.

Negotiations are ongoing and efforts to secure an equitable settlement will continue. However, the parties are currently at an impasse due to the lengthy duration of the Owner's internal process.

Condemnation has been initiated to maintain the orderly sequence of events required to meet construction schedules.

C-22656 - Southern California Edison Company, a Corporation

06-Tul-99-PM 25.2/30.6 - Parcel 89770-1, 2 - EA 489509.

RWC Date: 10/09/26; RTL Date: 10/23/26; Conventional highway – widen the existing 4-lane freeway to a 6-lane freeway in Tulare County from 0.4 miles south of Avenue 200 OC to 0.3 miles north of Prosperity OC. Authorizes condemnation of land in fee for a State highway, and underlying fee. Located in the city of Tulare at 2425 South Blackstone Street.
APN 181-100-033.

The public interest and necessity require the proposed project.

To relieve traffic congestion and improve operational deficiencies at the Paige Avenue Interchange, the Department proposes to widen the existing 4-lane freeway to a 6-lane freeway by constructing one lane in each direction in the existing median of SR 99 just south of the Avenue 200 OC to the Prosperity Avenue OC. The existing interchange at Paige Avenue will be reconfigured with four roundabouts.

The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.

An EIR pursuant to CEQA was approved on December 29, 2023, and an EA was prepared and approved on December 29, 2023, pursuant to NEPA.

The project proposes adding a flexible pavement lane and shoulder in the median in each direction and rehabilitating the existing lanes between the Avenue 200 Crossing to the Paige Avenue interchange. The project will replace the existing Thrie Beam barriers with concrete barrier. Existing drainage inlets will be relocated near the new proposed concrete barrier. To accommodate for the additional water runoff of the new pavement, nine drainage basins are being proposed. SB lanes on SR 99 from PM 25.62 to 26.35 will be realigned parallel to the existing NB lanes. There are several segments of proposed security fences near Tulare Avenue and Cross Avenue. Ramp widening and metering will be proposed on Bardsley Avenue and Tulare Avenue ramps.

To minimize private injury, the project team prioritized designs that enhance traveling public safety, maximizes the utilization of existing public right of way, limits acquisition to only what is necessary, such as mitigation for additional storm drain runoff, proposes retaining walls, promotes complete streets elements such as bicycle/pedestrian shared-use path, closing sidewalk gaps, and high-visibility crosswalks. The project team recommended staging strategies to reduce construction impacts such as optimizing construction hours, providing detours, and using flexible pavement in lieu of rigid.

The property rights to be condemned are necessary for the proposed project.

The property is located at 2425 South Blackstone Street within the city of Tulare. The property is west of SR 99 and adjacent to Paige Avenue and consists of 21.87 acres according to the Department appraisal map. The project requires the acquisition of 3,471 sf in fee and 9,718 sf in fee. The parcels cannot be eliminated as they are needed to construct a new roundabout at SR 99 and Paige Avenue.

An offer to purchase in accordance with Government Code Section 7267.2 has been made to the owners of record.

District 6 Right of Way management approved the Appraisal Report on December 22, 2025. On December 31, 2025, the FWO was sent to the Owner via email, per their request. On March 9, 2026, Agent met with the Owner to discuss internal process and time frames and was informed it would take a minimum of 9 to 12 months for the Owner to review and approve the Department's proposal, as the California Public Utilities Commission must approve this transaction.

Negotiations are ongoing and efforts to secure an equitable settlement will continue. However, the parties are currently at an impasse due to the lengthy duration of the Owner's internal process.

Condemnation has been initiated to maintain the orderly sequence of events required to meet construction schedules.

C-22657 - Golden Oak Ranch Properties, a California Corporation

07-LA-14-PM R28.1- Parcel 86182-1 - EA 375209.

RWC Date: 06/15/26; RTL Date: 06/30/26. Freeway - drainage systems restoration. Authorizes condemnation of a permanent easement for drainage purposes. Located in the unincorporated area of the county of Los Angeles adjacent to the city of Santa Clarita along SR 14 at Placerita Canyon Road. APN 2848-019-019.

The public interest and necessity require the proposed project.

SR 14 in Los Angeles County, between Placerita Canyon Road and Sand Canyon Road, approximately 5.5 miles, contains culverts that have deteriorated with age and have been damaged by recent storms. Deteriorated culverts may not adequately convey stormwater, leading to localized flooding and erosion. Restoring these culverts is necessary to restore proper drainage and maintain the safe operation of the route.

The proposed project is planned or designed in the manner that will be most compatible with the greatest public good and least private impact.

A CE pursuant to CEQA and a CE pursuant to NEPA were completed and approved in December 2023 for this project, and a Hazardous Waste Assessment was also completed in January 2024.

The proposed project will repair and replace culverts and rehabilitate existing drainage facilities to restore drainage functionality. Under the no build alternative, the existing deteriorated culverts would remain in place, and drainage conditions along SR 14 would continue to degrade.

The proposed improvements align with the existing drainage system and repair existing facilities rather than constructing new drainage facilities elsewhere. To minimize impacts on private property, the project is designed to be performed primarily within the existing State right of way and requires a drainage easement from only one private property. During final design, the project was modified to reduce the length of culvert replacement from 167 feet to 45 feet, with the remaining pipe rehabilitated using cured-in-place lining, thereby reducing excavation within the affected property. In addition, the required property interest was revised from a highway easement to a less restrictive drainage easement to reduce impacts on the Owner's use of the subject property.

The property rights to be condemned are necessary for the proposed project.

The property required for the project consists of a 60,844 sf drainage easement from a larger parcel containing 1,661,857 sf. The larger parcel is vacant property and part of a film and television production site known as Golden Oak Ranch, operated by affiliated entities of The Walt Disney Company. The parcel is located adjacent to the Placerita Canyon Road on-ramp and SR 14, and an existing culvert runs beneath the property. Recent assessments have determined that the culvert is failing and requires repair. The proposed project will replace and rehabilitate the culvert to restore drainage along SR 14. Without acquiring this easement, the proposed drainage restoration project cannot be constructed.

An offer to purchase in accordance with Government Code Section 7267.2 has been made to the owners of record.

A staff appraisal that established just compensation was approved by District 7 Right of Way management for a highway easement on November 21, 2025. On December 12, 2025, the FWO of just compensation for the highway easement was sent via certified mail to the Owner. Following a change of the right of way requirement to a drainage easement, the staff appraisal was revised on January 9, 2026, to reflect the value of the drainage easement. On January 12, 2026, the revised offer for the drainage easement was sent via email to the Owner. The Owner confirmed receipt of both the FWO and the revised offer via email on January 30, 2026. The Owner has not raised any objections to the project or to the proposed acquisition. However, the Owner has expressed concern regarding the amount of just compensation and has indicated that they are obtaining their own valuation.

Condemnation has been initiated to maintain the orderly sequence of events required to meet the construction schedule.

C-22658 - Toscana Commerce Partners, LP, a California limited partnership

08-Riv-15-PM 30.89 - Parcel 28421-2, 3, 4 - EA 1L8209.

RWC Date: 05/20/26; RTL Date: 06/02/26. Freeway - rehabilitate four culverts and replace five culverts, install five trash collection devices, repair and replace rock slope protection. Authorizes condemnation of permanent easements for drainage and ingress and egress purposes, and a temporary easement for construction purposes. Located in the unincorporated area of Temescal Valley at the intersection of Indian Truck Trail and Temescal Canyon Road. APNs 290-130-003, -004, -006, -052, -089, -090, -091, -092.

The public interest and necessity require the proposed project.

This project originally proposed to replace five culverts and repair four culverts on Interstate 15 (I-15) between 0.4 miles south of Indian Truck Trail Undercrossing (UC) Bridge and 1.1 miles north of Temescal Canyon Road Cold Water Wash in Riverside County. The project now proposes replacing six culverts and repairing three culverts on I-15 after project review during the Plans, Specifications, and Estimate phase. The culverts are severely rusted and have reached the end of their design service life. The project also proposes implementing additional storm water mitigation measures by installing five trash-capturing devices (four infiltration trenches and one water quality outlet riser). In addition, rock slope protection will be replaced at four of the culverts.

The six culverts to be replaced are currently in poor condition. Two of the culverts will be replaced by the trench-less method, while the remaining four culverts will be replaced by an open trench method. The three culverts to be repaired are in fair condition and will be lined to extend service life. Performing this work will maintain the integrity of I-15.

The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.

An Initial Study with proposed Mitigated Negative Declaration pursuant to CEQA was approved on December 17, 2024, and a CE was prepared and approved on December 17, 2024, pursuant to NEPA. An Initial Site Assessment for hazardous waste was also completed. Other studies included impacts on air quality, biological and cultural resources, noise, and stormwater.

The project will now replace six culverts and repair three culverts on I-15 0.4 miles south of Indian Truck Trail UC Bridge and 1.1 miles north of Temescal Canyon Road Cold Water Wash in Riverside County. There are five trash collection devices under Infrastructure Investment and Job Act funding. In addition, rock slope protection will be replaced at two culverts and added to two culverts.

To minimize the impact of the project scope on private properties, the project was designed with the least necessary acquisition areas to build the proposed improvements. This project consists of replacing deteriorated culverts within the project limits and will not alter or introduce new geometric features, which could potentially impact private properties. The drainage system at the subject property will require a permanent drainage easement because the outlet is currently located outside the State's existing right of way. The Department's District Design Liaison has knowledge of the project scope and concurs with the decision that this project is not expected to correct or provide a design standard decision document for existing nonstandard features.

The property rights to be condemned are necessary for the proposed project.

The subject property is located in the unincorporated area of Temescal Valley at the intersection of Indian Truck Trail and Temescal Canyon Road, adjacent to I-15. The property consists of 686,730 sf of unimproved land. This project requires a 10,799 sf permanent drainage easement from the Owner's property to repair and replace drainage culverts, and to maintain the culverts in the future. An easement for ingress and egress purposes measuring 29,126 sf is also necessary to gain access to and from the drainage easement and culvert to perform future maintenance, as needed. Lastly, a 34,841 sf TCE is necessary to provide adequate working room for the State's construction contractors to repair and replace the drainage culvert. The proposed project improvements cannot be constructed without acquiring a portion of the Owner's property.

An offer to purchase in accordance with Government Code Section 7267.2 has been made to the owners of record.

A staff appraisal that established just compensation was approved by District 8 Right of Way management on February 25, 2025. The FWO of just compensation was sent via email to the Owner on April 1, 2025, and was acknowledged as received on the same day. Subsequently the project requirements changed, based in part on follow-up meetings with the Owner to consider the impacts of the proposed project on the subject property. Therefore, on February 23, 2026, a revised appraisal was approved and on March 3, 2026, a revised offer of just compensation was emailed to the Owner, as requested. The revised offer was acknowledged as received on March 4, 2026. Negotiations are ongoing, but the Department and the Owner are currently at an impasse due to contract/deed language as well as compensatory issues.

Condemnation has been initiated to maintain the orderly sequence of events required to meet construction schedules.

Attachments

1 **TRANSPORTATION COMMISSION**
2 **RESOLUTION NO.**

3 **C-22650**

4 CALIFORNIA TRANSPORTATION COMMISSION
5 RESOLUTION OF NECESSITY
6 TO ACQUIRE CERTAIN REAL PROPERTY
7 OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN
8 HIGHWAY 01-HUM-101-PM 0.88 PARCEL 015129-1
9 OWNER: CONRAD KEITH BOWMAN, II AND TRUDY LYNN BOWMAN, HUSBAND AND
10 WIFE, AS JOINT TENANTS

11 Resolved by the California Transportation Commission after notice (and hearing)
12 pursuant to Code of Civil Procedure Section 1245.235 that it finds and determines and
13 hereby declares that:

14 The hereinafter described real property is necessary for State Highway purposes
15 and is to be acquired by eminent domain pursuant to Streets and Highways Code Section
16 102;

17 The public interest and necessity require the proposed public project, namely a State
18 highway;

19 The proposed project is planned and located in the manner that will be most
20 compatible with the greatest public good and the least private injury;

21 The property sought to be acquired and described by this resolution is necessary for
22 the public project;

23 The offer required by Section 7267.2 of the Government Code has been made to the
24 owner or owners of record; and be it further

RESOLVED by this Commission that the Department of Transportation be and said
Department is hereby authorized and empowered;

APPROVED AS TO FORM AND PROCEDURE

APPROVAL RECOMMENDED

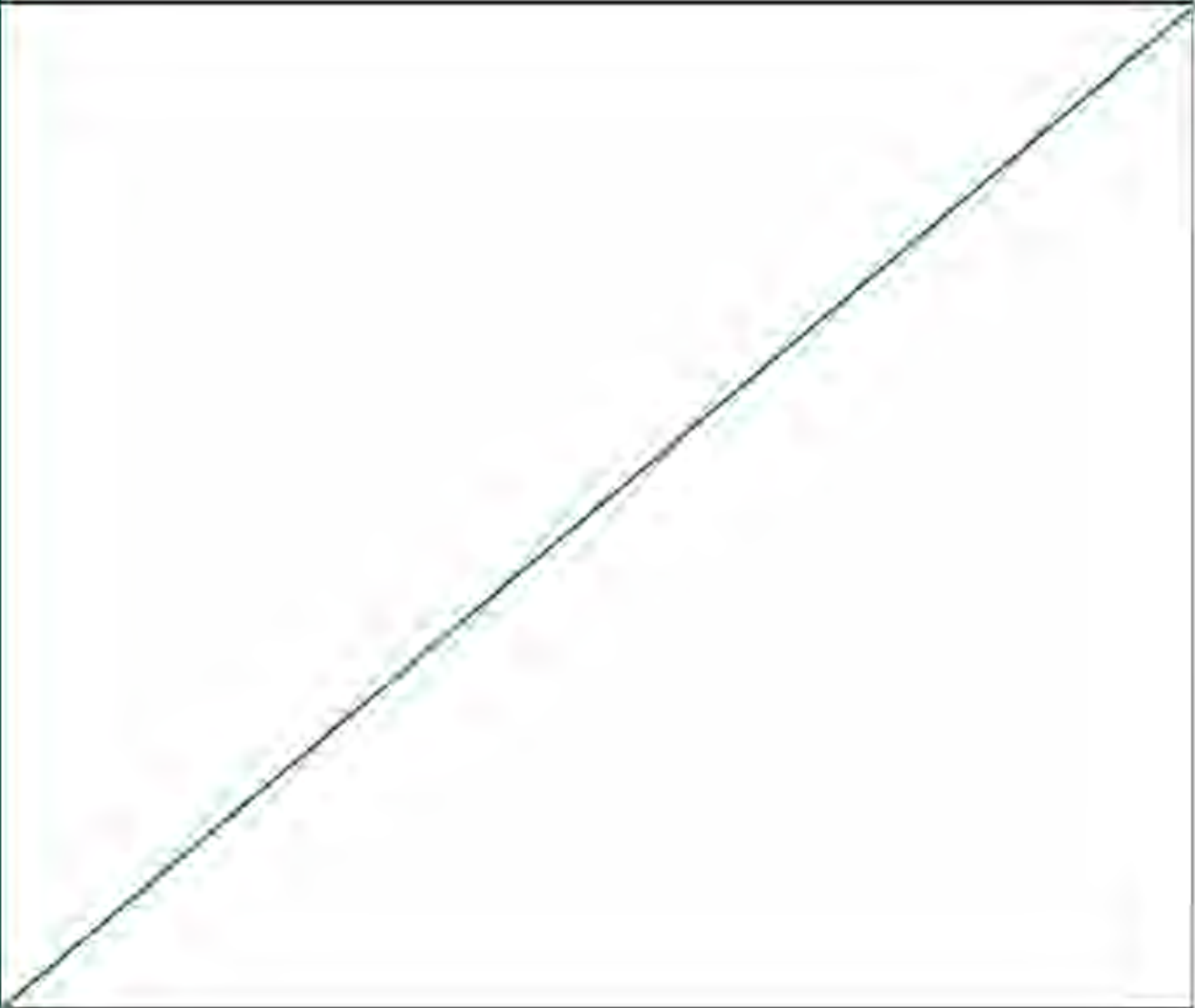
Attorney, Department of Transportation

DIVISION OF RIGHT OF WAY

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To acquire, in the name of the People of the State of California, in fee simple absolute, unless a lesser estate is hereinafter expressly described, the said hereinafter described real property, or interests in real property, by condemnation proceeding or proceedings in accordance with the provisions of the Streets and Highways Code, Code of Civil Procedure and of the Constitution of California relating to eminent domain;

The real property or interests in real property, which the Department of Transportation is by this resolution authorized to acquire, is situated in the County of Humboldt, State of California, Highway 01-HUM-101 and described as follows:



Parcel 015129-1 Temporary Construction Easement:

For State highway purposes, a temporary easement for construction purposes over, upon, and across that portion of the real property described by the document recorded January 24, 1994, as Document No. 1994-2269-5 of Official Records, Humboldt County Records (H.C.O.R.), within Section 24, Township 5 South, Range 3 East, Humboldt Base and Meridian (H.B.&M.) described as follows:

COMMENCING at a found 3/4 inch Rebar with 1 1/2 inch Aluminum Cap stamped "HUM 101 0.89 2005"; shown on that Record of Survey filed in Book 67 of Surveys, Page 94, H.C.R., thence S. 42° 32' 56" E., 94.82 feet to the Point of Beginning;

- (1) Thence, S. 28° 49' 53" W. 43 feet to the easterly line of State Highway 101 as described in that deed recorded May 01, 1930 in Book 196 of Deeds, page 63 H.C.O.R.;
- (2) Thence, northerly along said right of way line 23 feet to the northerly line described on page 4 of that deed recorded January 24, 1994 as Document No.1994-2269-5 of Official Records, H.C.O.R.;
- (3) Thence, northeasterly along said line 34 feet to a point that bears N. 32° 10' 34" W. from the Point of Beginning;
- (4) Thence S. 32° 10' 34" E., 4 feet to the Point of Beginning.

Rights to the above described temporary easement shall cease and terminate on December 1, 2029. The rights may also be terminated prior to the above date by State of California, Department of Transportation (STATE) upon notice to OWNER.

The bearings and distances used in the above descriptions are on the California Coordinate System of 1983(CCS83), Epoch 2004.69, Zone 1, as determined by ties to the California High Precision Geodetic Network. To obtain ground level distances, divide distances given by 0.9999799.

The aforementioned monuments have established grid coordinates of:

3/4 inch Rebar with 1 1/2 inch Aluminum Cap stamped "HUM 101 0.89 2005":

Northing: 1,892,514.99 feet
Easting: 6,060,074.86 feet

1 **TRANSPORTATION COMMISSION**
2 **RESOLUTION NO.**

3 **C-22651**

4 CALIFORNIA TRANSPORTATION COMMISSION
5 AMENDED RESOLUTION OF NECESSITY
6 TO ACQUIRE CERTAIN REAL PROPERTY
7 OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN
8 HIGHWAY 03-ED-50-PM 79.30 PARCEL 38918-1, 2
9 OWNER: TAHOE BIJOU LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

10 Resolved by the California Transportation Commission after notice (and hearing)
11 pursuant to Code of Civil Procedure Section 1245.235 that it finds and determines and
12 hereby declares that:

13 Resolution of Necessity No. C.22598, adopted December 4, 2025, is being amended
14 to extend the duration of the temporary construction easement;

15 The hereinafter described real property is necessary for State Highway purposes
16 and is to be acquired by eminent domain pursuant to Streets and Highways Code Section
17 102 and Code of Civile Procedure Section 1240.510 in that the property being acquired is
18 for a compatible use;

19 The public interest and necessity require the proposed public project, namely a State
20 highway;

21 The proposed project is planned and located in the manner that will be most
compatible with the greatest public good and the least private injury;

The property sought to be acquired and described by this resolution is necessary for
the public project;

APPROVED AS TO FORM AND PROCEDURE

APPROVAL RECOMMENDED

Attorney, Department of Transportation

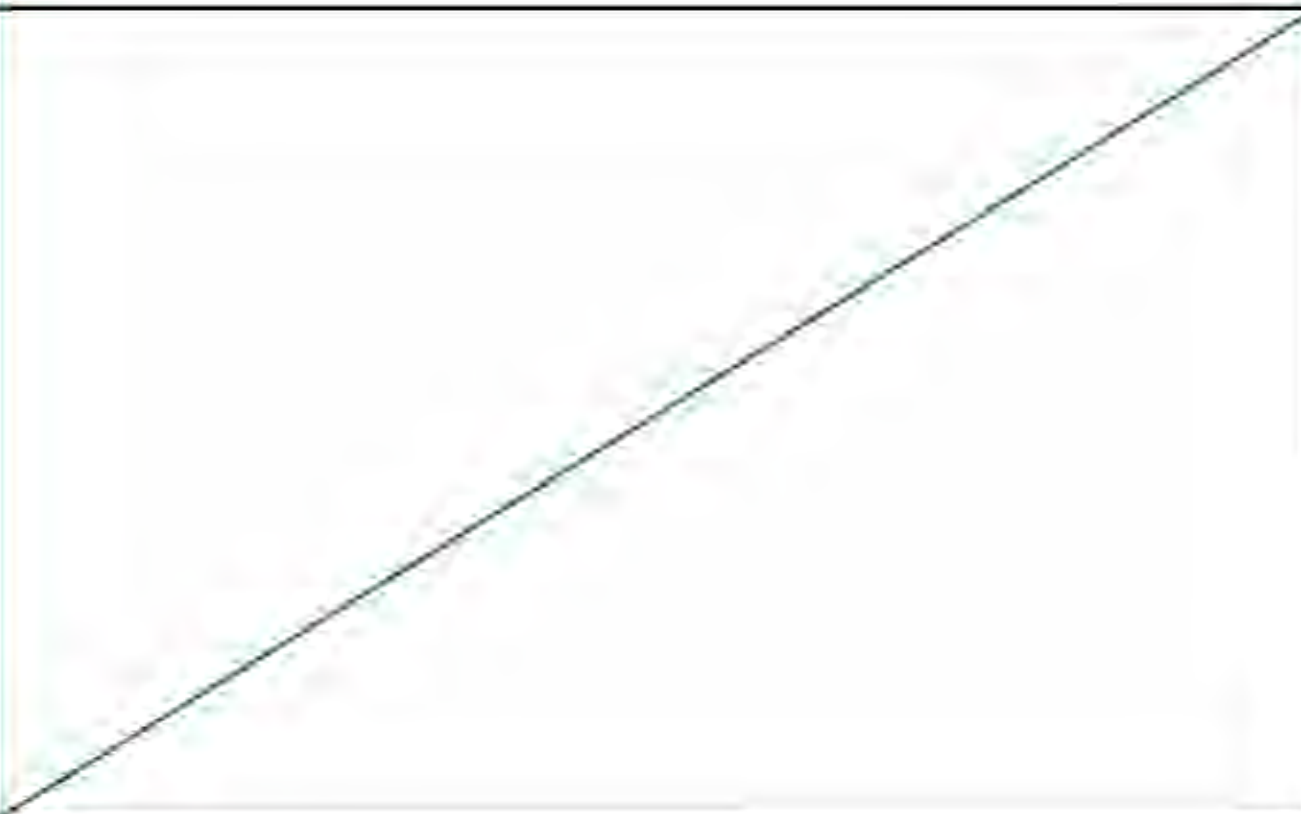
DIVISION OF RIGHT OF WAY

1 The offer required by Section 7267.2 of the Government Code has been made to the
2 owner or owners of record; and be it further

3 RESOLVED by this Commission that the Department of Transportation be and said
4 Department is hereby authorized and empowered;

5 To acquire, in the name of the People of the State of California, in fee simple
6 absolute, unless a lesser estate is hereinafter expressly described, the said hereinafter
7 described real property, or interests in real property, by condemnation proceeding or
8 proceedings in accordance with the provisions of the Streets and Highways Code, Code of
9 Civil Procedure and of the Constitution of California relating to eminent domain;

10 The real property or interests in real property, which the Department of
11 Transportation is by this resolution authorized to acquire, is situated in the County of El
12 Dorado, State of California, Highway 03-ED-50 and described as follows:



24

PARCEL 38918-1: An easement for State highway purposes in and to that real property situated in the City of South Lake Tahoe, County of El Dorado, State of California, being a portion of Parcel 1 as said parcel is described in that certain Grant Deed recorded on December 4, 2020, in Document No. 2020-0070549, Official Records, El Dorado County Records, said portion being all that part thereof described as follows:

BEGINNING at a point on the southeasterly line of Parcel 035767-3 said point being the southwesterly terminus of that certain course having a bearing and distance of "North 57°21'56" East, 4.05 feet" as said parcel and course are described in that certain Easement Deed recorded on February 17, 2011, in Document No. 2011-0008007-00, Official Records, El Dorado County Records; THENCE from said point of beginning along said southeasterly line North 57°21'54" East 4.05 feet to the point of intersection thereof with the southwesterly right of way line of Ski Run Boulevard as said boulevard is shown on that certain map filed in Book 45 of Parcel Maps, at Page 115, El Dorado County Records; THENCE leaving said southeasterly line along said southwesterly right of way line South 31°04'50" East 4.11 feet to a point thereon; THENCE leaving said southwesterly right of way line South 58°56'10" West 4.05 feet; THENCE North 31°03'50" West 4.00 feet to the point of beginning.

PARCEL 38918-2: A temporary easement for construction purposes and incidents thereto in and to that real property situated in the City of South Lake Tahoe, County of El Dorado, State of California, being a portion of Parcel 1 as said parcel is described in that certain Grant Deed recorded on December 4, 2020, in Document No. 2020-0070549, Official Records, El Dorado County Records, said portion being all that part thereof lying within the lands described as follows:

BEGINNING at a point on the southeasterly line of Parcel 035767-3 said point being the northeasterly terminus of that certain course having a bearing and distance of "North 57°21'56" East, 4.05 feet" as said parcel and course are described in that certain Easement Deed recorded on February 17, 2011, in Document No. 2011-0008007-00, Official Records, El Dorado County Records; THENCE from said point of beginning along said southeasterly line South 57°21'54" West 4.05 feet to the southwesterly terminus of said certain course; THENCE leaving said southeasterly line South 31°03'50" East 4.00 feet; THENCE North 58°56'10" East 4.05 feet to a point on the southwesterly right of way line of Ski Run Boulevard as said boulevard is shown on that certain map filed in Book 45 of Parcel Maps, at Page 115, El Dorado County Records; THENCE along said southwesterly right of way line South 31°03'20" East 9.63 feet to a point thereon; THENCE leaving said southwesterly right of way line South 65°18'10" West 18.15 feet; THENCE North 29°19'26" West 5.78 feet to the beginning of a non-tangent curve to the left, said curve having a radius of 13.00 feet, to which point a radial line bears North 44°53'44" East; THENCE westerly along said curve through a central angle of 67°53'28" an arc distance of 15.40 feet; THENCE South 67°00'16" West 2.32 feet; THENCE South 87°12'07" West 13.89 feet; THENCE North 34°18'10" West 16.70 feet to a point on the southeasterly right of way line of State Highway 50; THENCE along said southeasterly right of way line the following three (3) courses: 1) North 58°58'31" East 19.29 feet; 2) North 74°58'03" East 15.59 feet; and 3) South 84°05'30" East 12.33 feet to the point of intersection thereof with said southwesterly right of way

line of said Ski Run Boulevard; THENCE leaving said southeasterly right of way line along said southwesterly right of way line of Ski Run Boulevard South $31^{\circ}03'20''$ East 15.61 feet to the point of beginning.

The rights to the above described temporary easement shall cease and terminate no later than December 1, 2029. Said rights may also be terminated prior to the above date by STATE upon notice to OWNER.

The bearings and distances used in the above descriptions are based on the California Coordinate System of 1983(2011), Zone 2, as determined by ties to the California High Precision Geodetic Network, Epoch 2017.50. Distances are in feet unless otherwise noted. Divide distances by 0.999623 to obtain ground level distances.

1 **TRANSPORTATION COMMISSION**
2 **RESOLUTION NO.**

3 **C-22653**

4 CALIFORNIA TRANSPORTATION COMMISSION
5 RESOLUTION OF NECESSITY
6 TO ACQUIRE CERTAIN REAL PROPERTY
7 OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN
8 HIGHWAY 06-Tul-99-PM 25.2/30.6 PARCEL 89502-1
9 OWNER: Love's Country Stores of California, a California Corporation

10 Resolved by the California Transportation Commission after notice (and hearing)
11 pursuant to Code of Civil Procedure Section 1245.235 that it finds and determines and
12 hereby declares that:

13 The hereinafter described real property is necessary for State Highway purposes
14 and is to be acquired by eminent domain pursuant to Streets and Highways Code Section
15 102;

16 The public interest and necessity require the proposed public project, namely a State
17 highway;

18 The proposed project is planned and located in the manner that will be most
19 compatible with the greatest public good and the least private injury;

20 The property sought to be acquired and described by this resolution is necessary for
21 the public project;

22 The offer required by Section 7267.2 of the Government Code has been made to the
23 owner or owners of record; and be it further

24 **RESOLVED** by this Commission that the Department of Transportation be and said
Department is hereby authorized and empowered;

APPROVED AS TO FORM AND PROCEDURE

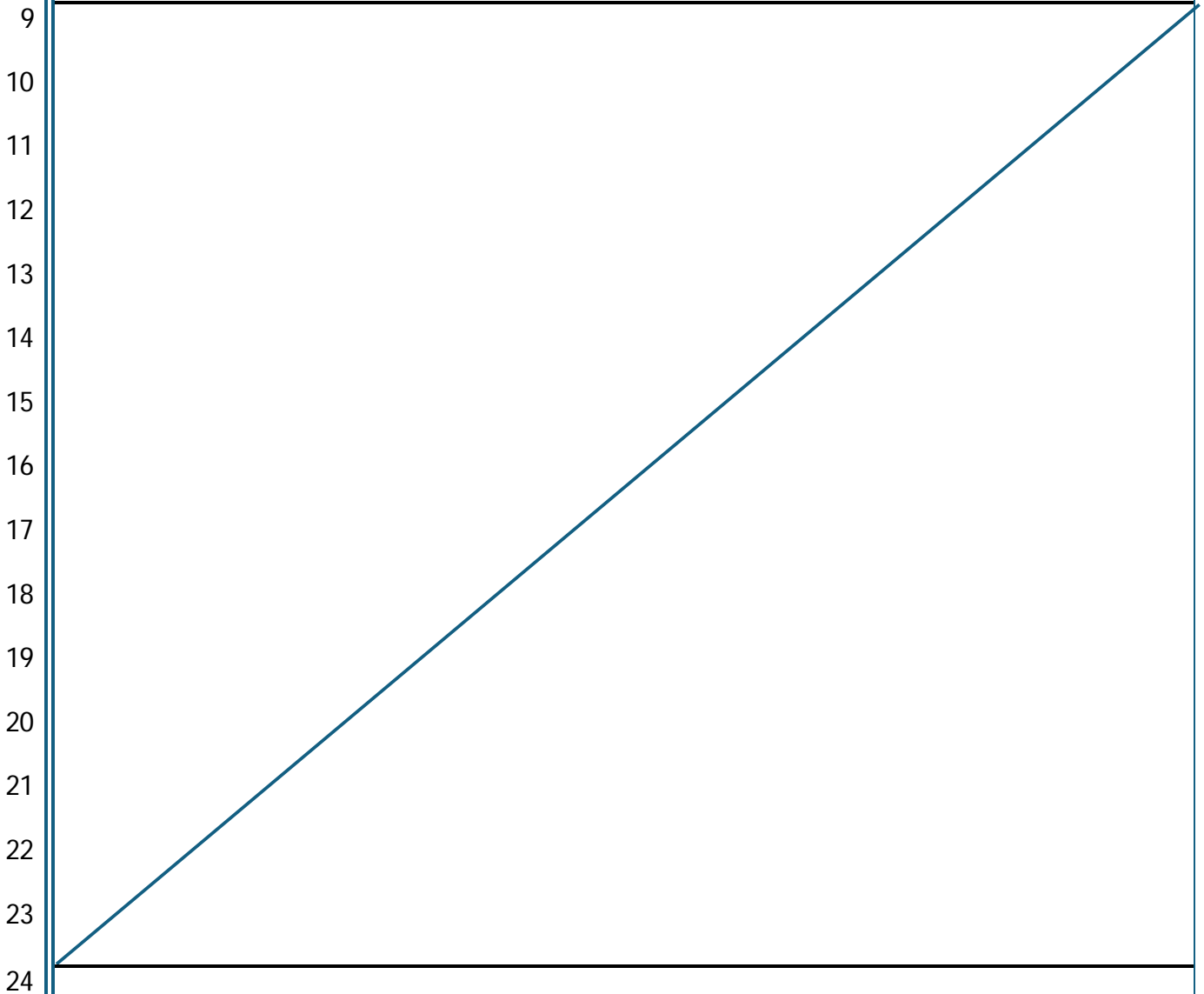
APPROVAL RECOMMENDED

Attorney, Department of Transportation

DIVISION OF RIGHT OF WAY

1 To acquire, in the name of the People of the State of California, in fee simple
2 absolute, unless a lesser estate is hereinafter expressly described, the said hereinafter
3 described real property, or interests in real property, by condemnation proceeding or
4 proceedings in accordance with the provisions of the Streets and Highways Code, Code of
5 Civil Procedure and of the Constitution of California relating to eminent domain;

6 The real property or interests in real property, which the Department of
7 Transportation is by this resolution authorized to acquire, is situated in the County of Tulare,
8 State of California, Highway 06-Tul-99 and described as follows:



PARCEL 89502-1

For State highway purposes, that portion of the land described in the Grant Deed to Love's Country Stores of California, a California Corporation, recorded December 7, 2017 as document number 2017-0075963 Official Records of Tulare County, included within the following described land:

BEGINNING at the Northwest Corner of Section 24, Township 20 South, Range 24 East, Mount Diablo Meridian; THENCE (1) along the north line of said Section 24, North 89°57'49" East, 645.73 feet; THENCE (2) South 0°02'11" East, 93.54 feet to a point on the existing westerly right of way line of State Route 99, said point being the northerly terminus of Course (23) of the land described in the Notice of Pendency of Action Parcel 88225-1, recorded March 1, 2022 as document number 2022-0013640, Tulare County Official Records; THENCE along said westerly right of way line the following Courses (3) through (6): (3) along said Course (23), South 2°11'29" West, 477.47 feet to the northerly terminus of Course (22) of said Notice of Pendency of Action; (4) along said Course (22), South 4°44'12" West, 318.49 feet to the northerly terminus of Course (21) of said Notice of Pendency of Action; (5) along said Course (21), South 6°27'17" West, 396.70 feet to the northerly terminus of Course (20) of said Notice of Pendency of Action; (6) along said Course (20), South 8°20'31" West, 156.97 feet; THENCE (7) leaving said westerly right of way line, North 88°44'50" West, 12.50 feet; THENCE (8) North 11°02'54" East, 144.01 feet; THENCE (9) North 0°00'00" East, 760.47 feet; THENCE (10) North 14°39'25" West, 399.74 feet; THENCE (11) North 52°06'13" West, 39.70 feet; THENCE (12) North 89°33'02" West, 245.94 feet; THENCE (13) South 60°40'37" West, 43.40 feet; THENCE (14) South 32°50'42" West, 78.99 feet;

THENCE (15) South $18^{\circ}56'29''$ West, 69.00 feet; THENCE (16) South $13^{\circ}21'15''$ West, 66.11 feet; THENCE (17) South $0^{\circ}35'31''$ West, 6.72 feet; THENCE (18) North $89^{\circ}39'43''$ West, 13.01 feet to the easterly right of way line of Blackstone Street; THENCE (19) along said easterly right of way line, South $0^{\circ}28'30''$ West, 201.52 feet; THENCE (20) North $89^{\circ}28'29''$ West, 42.00 feet to the west line of said Section 24; THENCE (21) along said west line, North $0^{\circ}28'30''$ East, 547.00 feet to the POINT OF BEGINNING.

This conveyance is made for the purpose of a freeway, and the OWNER hereby releases and relinquishes to the STATE any and all abutter's rights including access rights, appurtenant to OWNER'S remaining property, in and to the freeway over and across the hereinabove described courses (7) through (16).

The bearings and distances used in this description are on the California Coordinate System of 1983, Zone 4. Divide distances by 0.99996425 to convert to ground distances.

1 **TRANSPORTATION COMMISSION**
2 **RESOLUTION NO.**

3 **C-22654**

4 CALIFORNIA TRANSPORTATION COMMISSION
5 RESOLUTION OF NECESSITY
6 TO ACQUIRE CERTAIN REAL PROPERTY
7 OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN
8 HIGHWAY 06-Tul-99-PM 25.2/30.6 PARCEL 89513-1
9 OWNER: Tulare Irrigation District, a California corporation, which acquired title as
10 Tulare Irrigation District, a public utility, as to **Parcel 1**; and Tulare Irrigation District,
11 a California corporation, as to **Parcel 2**

12 Resolved by the California Transportation Commission after notice (and hearing)
13 pursuant to Code of Civil Procedure Section 1245.235 that it finds and determines and
14 hereby declares that:

15 The hereinafter described real property is necessary for State Highway purposes
16 and is to be acquired by eminent domain pursuant to Streets and Highways Code Section
17 102; and Code of Civil Procedure Section 1240.510 in that the property being acquired is
18 for a compatible use; and Code of Civil Procedure Section 1240.610 in that the property is
19 required for a more necessary public use;

20 The public interest and necessity require the proposed public project, namely a State
21 highway;

22 The proposed project is planned and located in the manner that will be most
23 compatible with the greatest public good and the least private injury;

24 The property sought to be acquired and described by this resolution is necessary for
the public project;

The offer required by Section 7267.2 of the Government Code has been made to the
owner or owners of record; and be it further

APPROVED AS TO FORM AND PROCEDURE

APPROVAL RECOMMENDED

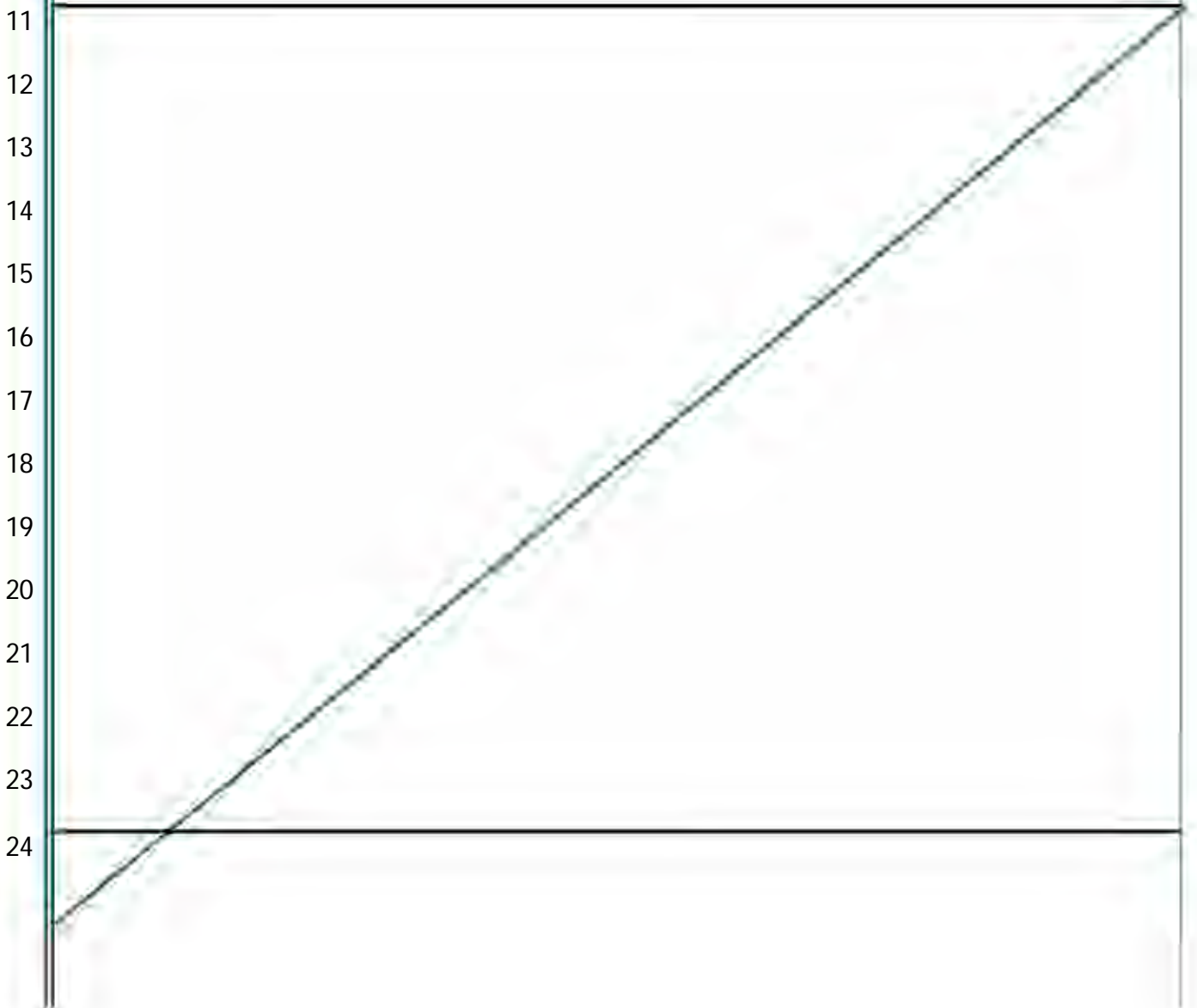
Attorney, Department of Transportation

DIVISION OF RIGHT OF WAY

1 RESOLVED by this Commission that the Department of Transportation be and said
2 Department is hereby authorized and empowered;

3 To acquire, in the name of the People of the State of California, in fee simple
4 absolute, unless a lesser estate is hereinafter expressly described, the said hereinafter
5 described real property, or interests in real property, by condemnation proceeding or
6 proceedings in accordance with the provisions of the Streets and Highways Code, Code of
7 Civil Procedure and of the Constitution of California relating to eminent domain;

8 The real property or interests in real property, which the Department of
9 Transportation is by this resolution authorized to acquire, is situated in the County of Tulare,
10 State of California, Highway 06-Tul-99 and described as follows:



PARCEL 89513-1

For State highway purposes, all of Lot 41 of Southwood Estates No. 3, according to the map thereof recorded September 11, 1985, in Volume 32 of Maps, at Page 50, Tulare County Records, together with that portion of Lot 38 of Southwood Estates No. 1, according to the map thereof recorded January 9, 1980, in Volume 30 of Maps, at Page 71, Tulare County Records, more particularly described as follows:

BEGINNING at the southeast corner of said Lot 41; THENCE (1) along the east line of said Lot 41 and the east line of the westerly portion of said Lot 38 and the northerly prolongation of the east line of said Lot 38, North $0^{\circ}16'30''$ East, 792.44 feet; THENCE (2) South $89^{\circ}45'30''$ West, 82.74 feet; THENCE (3) North $0^{\circ}02'35''$ East, 122.48 feet to the north line of said Lot 38; THENCE (4) along said north line, South $89^{\circ}57'51''$ West, 26.77 feet to the existing easterly right of way line of State Route 99; THENCE (5) along said easterly right of way line, South $0^{\circ}16'30''$ West, 974.58 feet to the southerly line of said Lot 41; THENCE along said southerly line the following Courses (6) and (7): (6) North $60^{\circ}18'13''$ East, 121.21 feet; (7) South $89^{\circ}43'30''$ East, 5.00 feet to the POINT OF BEGINNING.

This conveyance is made for the purpose of a freeway, and the OWNER hereby releases and relinquishes to the STATE any and all abutter's rights including access rights, appurtenant to OWNER's remaining property, in and to the freeway.

The bearings and distances used in this description are on the California Coordinate System of 1983, Zone 4. Divide distances by 0.99996425 to convert to ground distances.

1 **TRANSPORTATION COMMISSION**
2 **RESOLUTION NO.**

3 **C-22655**

4 CALIFORNIA TRANSPORTATION COMMISSION
5 RESOLUTION OF NECESSITY
6 TO ACQUIRE CERTAIN REAL PROPERTY
7 OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN
8 HIGHWAY 06-Tul-99-PM 25.2/30.6 PARCEL 89514-1, 2
9 OWNER: Tulare Irrigation District, an irrigation district

10 Resolved by the California Transportation Commission after notice (and hearing)
11 pursuant to Code of Civil Procedure Section 1245.235 that it finds and determines and
12 hereby declares that:

13 The hereinafter described real property is necessary for State Highway purposes
14 and is to be acquired by eminent domain pursuant to Streets and Highways Code Section
15 102; and Code of Civil Procedure Section 1240.510 in that the property being acquired is
16 for a compatible use; and Code of Civil Procedure Section 1240.610 in that the property is
17 Required for a more necessary public use;

18 The public interest and necessity require the proposed public project, namely a State
19 highway;

20 The proposed project is planned and located in the manner that will be most
21 compatible with the greatest public good and the least private injury;

22 The property sought to be acquired and described by this resolution is necessary for
23 the public project; The offer required by Section 7267.2 of the Government Code has
24 been made to the owner or owners of record; and be it further

25 RESOLVED by this Commission that the Department of Transportation be and said
26 Department is hereby authorized and empowered;

APPROVED AS TO FORM AND PROCEDURE

APPROVAL RECOMMENDED

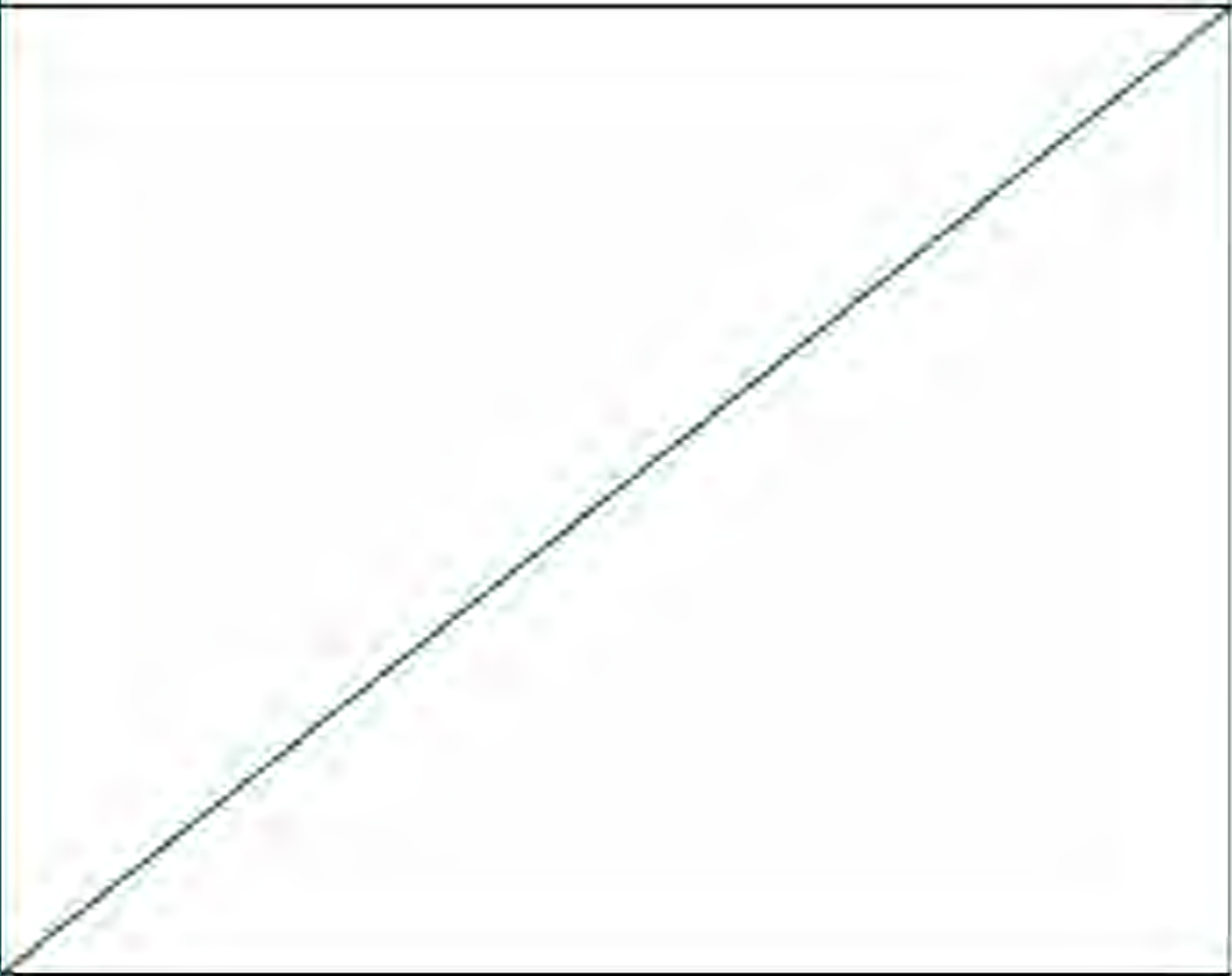
Attorney, Department of Transportation

DIVISION OF RIGHT OF WAY

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To acquire, in the name of the People of the State of California, in fee simple absolute, unless a lesser estate is hereinafter expressly described, the said hereinafter described real property, or interests in real property, by condemnation proceeding or proceedings in accordance with the provisions of the Streets and Highways Code, Code of Civil Procedure and of the Constitution of California relating to eminent domain;

The real property or interests in real property, which the Department of Transportation is by this resolution authorized to acquire, is situated in the County of Tulare, State of California, Highway 06-Tul-99 and described as follows:



PARCEL 89514-1

An easement for State highway purposes, that portion of the land described in a Grant Deed to the Tulare Irrigation District, recorded May 14, 1979 in Book 3652, Page 747, Tulare County Official Records, included within the following described land:

BEGINNING at the Southeast Corner of Section 14, Township 20 South, Range 24 East, Mount Diablo Meridian; THENCE (1) along the south line the Southeast Quarter of said Section 14, South 89°49'54" West, 550.06 feet; THENCE (2) North 0°10'39" West, 24.00 feet; THENCE (3) North 89°49'54" East, 377.80 feet; THENCE (4) North 0°10'06" West, 68.00 feet to the north boundary line of said land; THENCE (5) along said north boundary line, North 89°49'54" East, 121.14 feet; THENCE (6) leaving said north boundary line, North 0°22'30" East, 347.14 feet; THENCE (7) South 89°37'30" East, 52.00 feet to the east line of the Southeast Quarter of said Section 14; THENCE (8) along said east line, South 0°22'30" West, 438.65 feet to the POINT OF BEGINNING.

The bearing and distances used in this description are on the California Coordinate System of 1983, Zone 4. Divide distances by 0.99996425 to convert to ground distances.

Parcel 89514-2

A temporary easement for construction purposes, that portion of the land described in a Grant Deed to the Tulare Irrigation District, recorded May 14, 1979 in Book 3652, Page 747, Tulare County Official Records, more particularly described as follows:

COMMENCING at the Southeast Corner of Section 14, Township 20 South, Range 24 East, Mount Diablo Meridian; THENCE (1) along the south line the Southeast Quarter of said Section 14, South 89°49'54" West, 550.07 feet; THENCE (2) leaving said south line, North 0°07'13" West, 35.50 feet to the POINT OF BEGINNING; THENCE (3) North 90°00'00" East, 347.77 feet; THENCE (4) North 0°10'06" West, 57.52 feet to the north line of the south 72 feet of Parcel 4 of Parcel Map No. 307 as recorded in Book 4 of Parcel Maps at Page 7, Tulare County Records; THENCE (5) along said north line, North 89°49'54" East, 30.00 feet; THENCE (6) South 0°10'06" East, 68.00 feet to the northerly right of way line of Paige Avenue; THENCE (7) along said northerly right of way line, South 89°49'54" West, 377.80 feet to said hereinabove Course (2); THENCE (8) along said Course (2), North 0°00'01" West, 11.50 feet to the POINT OF BEGINNING.

Rights to the above described temporary easement shall cease and terminate on October 1, 2029. The rights may also be terminated prior to the above date by STATE upon notice to OWNER.

The bearings and distances used in this description are on the California Coordinate System of 1983, Zone 4. Divide distances 0.99996425 to convert to ground distances.

1 **TRANSPORTATION COMMISSION**
2 **RESOLUTION NO.**

3 **C-22656**

4 CALIFORNIA TRANSPORTATION COMMISSION
5 RESOLUTION OF NECESSITY
6 TO ACQUIRE CERTAIN REAL PROPERTY
7 OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN
8 HIGHWAY 06-Tul-99-PM 25.2/30.6 PARCEL 89770-1, 2
9 OWNER: Southern California Edison Company, a Corporation

10 Resolved by the California Transportation Commission after notice (and hearing)
11 pursuant to Code of Civil Procedure Section 1245.235 that it finds and determines and
12 hereby declares that:

13 The hereinafter described real property is necessary for State Highway purposes
14 and is to be acquired by eminent domain pursuant to Streets and Highways Code Section
15 102;

16 The public interest and necessity require the proposed public project, namely a State
17 highway;

18 The proposed project is planned and located in the manner that will be most
19 compatible with the greatest public good and the least private injury;

20 The property sought to be acquired and described by this resolution is necessary for
21 the public project;

22 The offer required by Section 7267.2 of the Government Code has been made to the
23 owner or owners of record; and be it further

24 **RESOLVED** by this Commission that the Department of Transportation be and said
Department is hereby authorized and empowered;

APPROVED AS TO FORM AND PROCEDURE

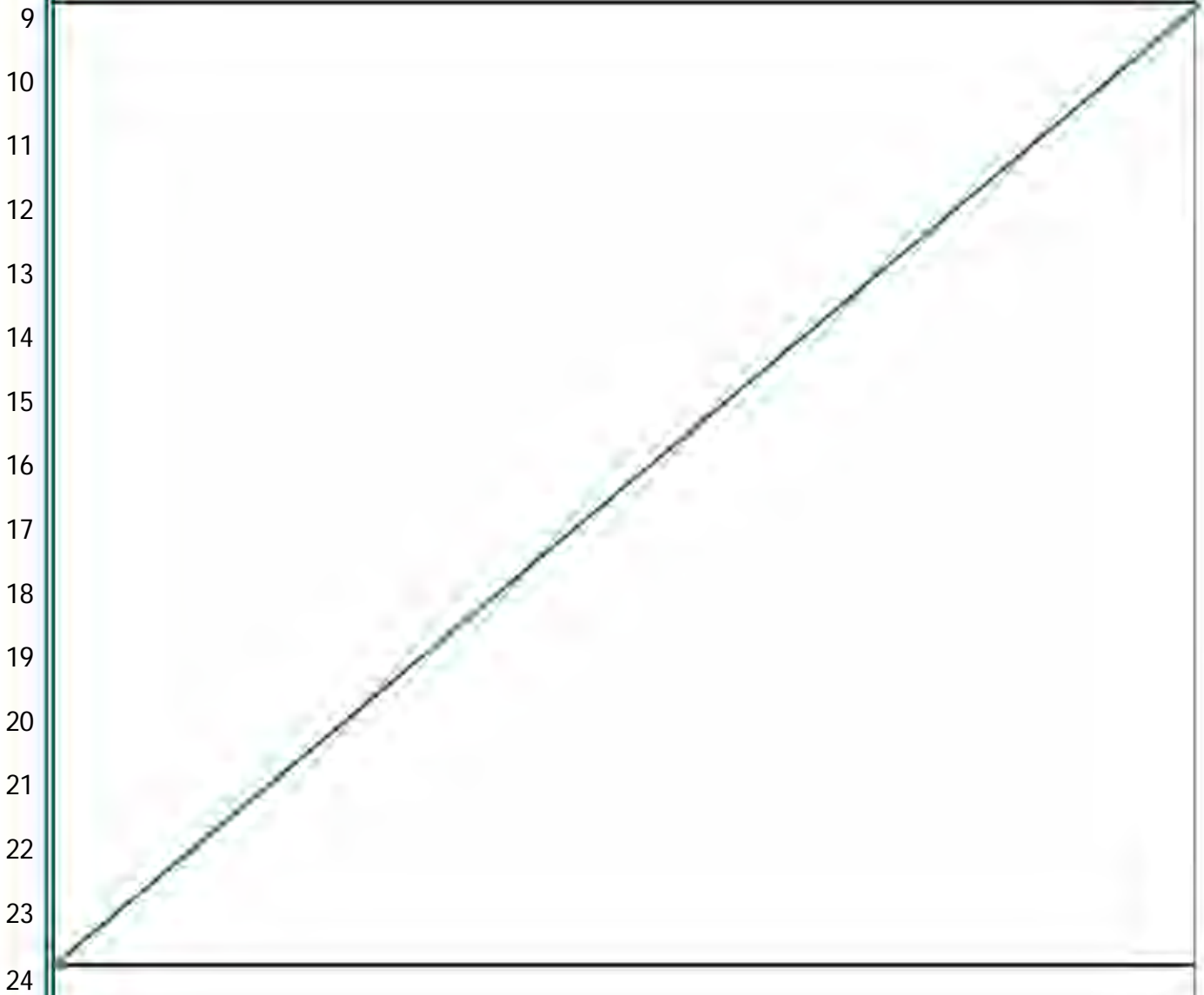
APPROVAL RECOMMENDED

Attorney, Department of Transportation

DIVISION OF RIGHT OF WAY

1 To acquire, in the name of the People of the State of California, in fee simple
2 absolute, unless a lesser estate is hereinafter expressly described, the said hereinafter
3 described real property, or interests in real property, by condemnation proceeding or
4 proceedings in accordance with the provisions of the Streets and Highways Code, Code of
5 Civil Procedure and of the Constitution of California relating to eminent domain;

6 The real property or interests in real property, which the Department of
7 Transportation is by this resolution authorized to acquire, is situated in the County of Tulare,
8 State of California, Highway 06-Tul-99 and described as follows:



PARCEL 89770-1

For State highway purposes, a portion of the land described in the Grant Deed to Southern California Edison Company, a corporation, recorded June 29, 1999 as document number 1999-0049438, Tulare County Official Records, included within the following described land:

BEGINNING at the Southeast Corner of Section 14, Township 20 South, Range 24 East, Mount Diablo Meridian; THENCE (1) along the south line of the Southeast Quarter of said Section 14, South 89°49'54" West, 550.07 feet; THENCE (2) North 0°10'39" West, 24.00 feet; THENCE (3) North 89°49'54" East, 377.80 feet; THENCE (4) North 0°10'06" West, 68.00 feet to the north boundary line of the land described in a Grant Deed to the Tulare Irrigation District, recorded May 14, 1979 in Book 3652, Page 747, Tulare County Official Records; THENCE (5) along said north boundary line, North 89°49'54" East, 121.14 feet; THENCE (6) leaving said north boundary line, North 0°22'30" East, 347.14 feet; THENCE (7) South 89°37'30" East, 52.00 feet to the east line of said Southeast Quarter of said Section 14; THENCE (8) along said east line, South 0°22'30" West, 438.65 feet to the POINT OF BEGINNING.

The bearings and distances used in this description are on the California Coordinate System of 1983, Zone 4. Divide distances by 0.99996425 to convert to ground distances.

PARCEL 89770-2

For State highway purposes, the underlying fee title of that portion of the Southeast Quarter of Section 14, Township 20 South, Range 24 East, Mount Diablo Meridian, lying within Blackstone Street, described as follows:

COMMENCING at the Southeast Corner of Section 14, Township 20 South, Range 24 East, Mount Diablo Meridian; THENCE (1) along the south line of the Southeast Quarter of said Section 14, South 89°49'54" West, 550.07 feet; THENCE (2) North 0°10'39" West, 24.00 feet; THENCE (3) North 89°49'54" East, 377.80 feet; THENCE (4) North 0°10'06" West, 68.00 feet to the north boundary line of the land described in a Grant Deed to the Tulare Irrigation District, recorded May 14, 1979 in Book 3652, Page 747, Tulare County Official Records; THENCE (5) along said north boundary line, North 89°49'54" East, 131.14 feet to a point on the west line of the east 42.00 feet of said Southeast Quarter of Section 14, said point being the POINT OF BEGINNING; THENCE (6) along said west line, North 0°22'30" East, 347.04 feet; THENCE (7) leaving said west line, South 89°37'30" East, 42.00 feet to the east line of said Southeast Quarter of Section 14; THENCE (8) along said east line, South 0°22'30" West, 185.14 feet to the north boundary line of the land described in a Grant Deed to the State of California, recorded February 27, 1952 in Book 1573, Page 407, Tulare County Official Records; THENCE (9) along said north line, North 89°37'30" West, 30.00 feet to the west line of the east 30.00 feet of said Southeast Quarter of Section 14; THENCE (10) along last said west line, South 0°22'30" West, 161.79 feet to the north boundary line of said Grant Deed to the Tulare Irrigation District; THENCE (11) along said north boundary line, South 89°49'54" West, 12.00 feet to the POINT OF BEGINNING.

The bearings and distances used in this description are on the California Coordinate System of 1983, Zone 4. Divide distances by 0.99996425 to convert to ground distances.

1 **TRANSPORTATION COMMISSION**
2 **RESOLUTION NO.**

3 **C-22657**

4 CALIFORNIA TRANSPORTATION COMMISSION
5 RESOLUTION OF NECESSITY
6 TO ACQUIRE CERTAIN REAL PROPERTY
7 OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN
8 HIGHWAY 07-LA-14-PM R28.1 PARCEL 86182-1
9 OWNER: Golden Oak Ranch Properties, a California Corporation

10 Resolved by the California Transportation Commission after notice (and hearing)
11 pursuant to Code of Civil Procedure Section 1245.235 that it finds and determines and
12 hereby declares that:

13 The hereinafter described real property is necessary for State Highway purposes
14 and is to be acquired by eminent domain pursuant to Streets and Highways Code Section
15 102; and Code of Civil Procedure Section 1240.510 in that the property being acquired is
16 for a compatible use;

17 The public interest and necessity require the proposed public project, namely a State
18 highway;

19 The proposed project is planned and located in the manner that will be most
20 compatible with the greatest public good and the least private injury;

21 The property sought to be acquired and described by this resolution is necessary for
22 the public project;

23 The offer required by Section 7267.2 of the Government Code has been made to the
24 owner or owners of record; and be it further

APPROVED AS TO FORM AND PROCEDURE

APPROVAL RECOMMENDED

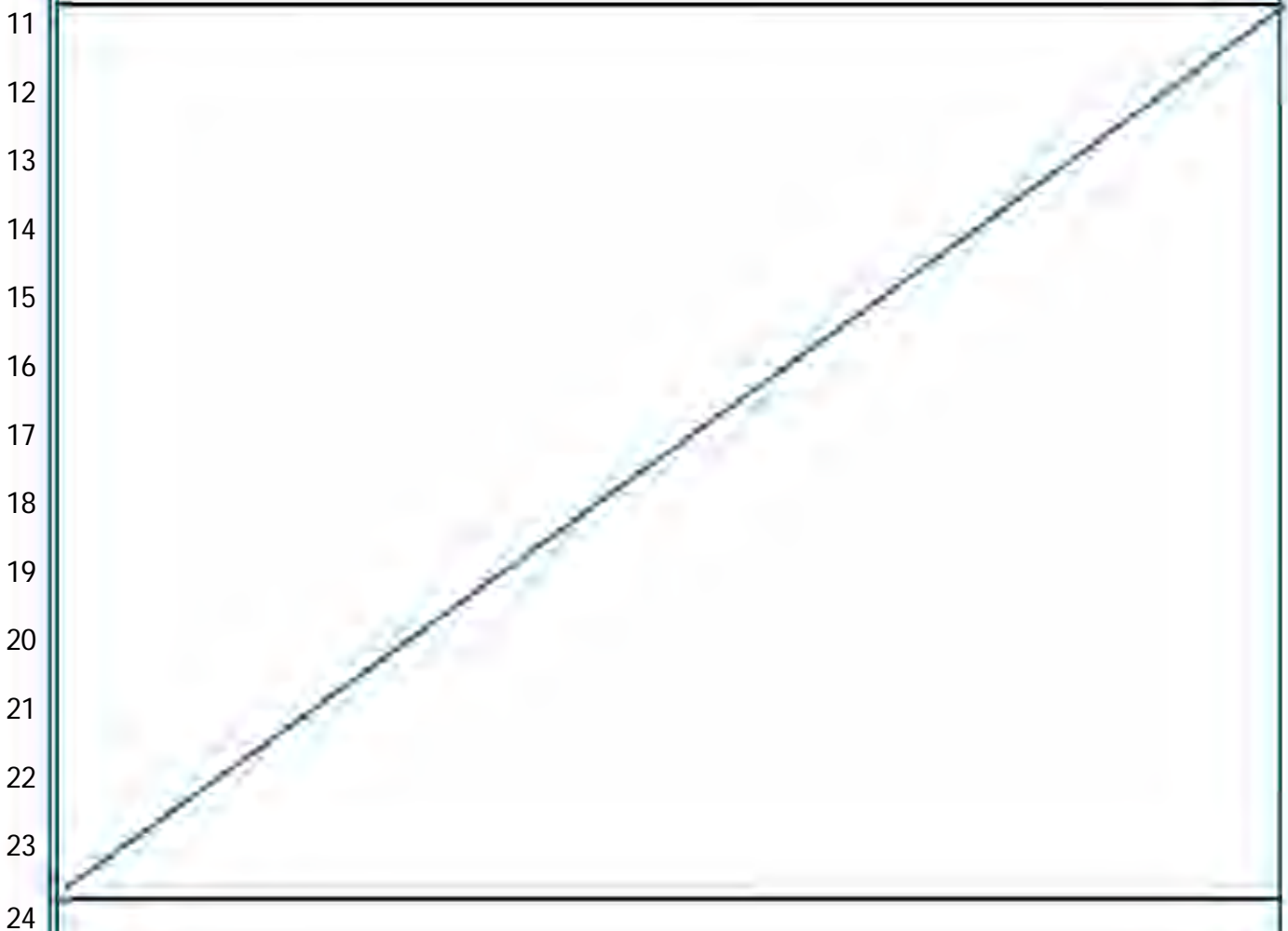
Attorney, Department of Transportation

DIVISION OF RIGHT OF WAY

1 RESOLVED by this Commission that the Department of Transportation be and said
2 Department is hereby authorized and empowered;

3 To acquire, in the name of the People of the State of California, in fee simple
4 absolute, unless a lesser estate is hereinafter expressly described, the said hereinafter
5 described real property, or interests in real property, by condemnation proceeding or
6 proceedings in accordance with the provisions of the Streets and Highways Code, Code of
7 Civil Procedure and of the Constitution of California relating to eminent domain;

8 The real property or interests in real property, which the Department of
9 Transportation is by this resolution authorized to acquire, is situated in the County of Los
10 Angeles, State of California, Highway 07-LA-14 and described as follows:



Number
86182-1

RESOLUTION OF NECESSITY DESCRIPTION

PARCEL 86182-1

For freeway purposes, a drainage easement, in, to, over, and across that portion of land in an unincorporated area, in the County of Los Angeles, State of California, and located in Lots 1, 2 and 3 and the South half of the Northeast quarter; and also, the Southeast quarter of the Northwest quarter all in Section 6, Township 3 North, Range 15 West, San Bernardino Meridian, according to the Official Plat of said land filed in the District Land Office, January 21, 1875 described as follows:

Beginning at the intersection of the Northeasterly Right-of-Way line of Placerita Canyon Road (60-feet wide) and the Southwesterly line of Parcel No. C-990-33 recorded in Grant Deed located in book D7028 at page 434 on April 5, 1976, in Official Records of the Los Angeles County Recorder's Office.

Thence, North 33°35'32" West a distance of 116.11 feet;

Thence, North 4°31'47" East a distance of 100.14 feet;

Thence, North 39°32'34" East a distance of 69.24 feet;

Thence, South 81°40'42" East a distance of 46.03 feet;

Thence, South 47°59'11" East a distance of 143.37 feet;

Thence, South 54°01'57" East a distance of 138.54 feet;

Thence, South 31°37'48" West a distance of 100.95 feet;

Thence, South 46°12'03" West a distance of 107.48 feet;

Thence along a non-tangential curve to the LEFT, having a radius of 1030.00 feet, a delta angle of 06° 11' 06", and whose long chord bears North 51°23'31" West a distance of 111.13 feet;

Thence bearing North 54°5'42" West a distance of 42.70 feet to the Point of Beginning.

The bearing and distances in the herein above-described lines are based on the California Coordinate System North American Datum (NAD) 1983, Zone 5. Divide grid distance by a combination factor of 1.0000223 to obtain ground distance.

1 **TRANSPORTATION COMMISSION**
2 **RESOLUTION NO.**

3 **C-22658**

4 CALIFORNIA TRANSPORTATION COMMISSION
5 RESOLUTION OF NECESSITY
6 TO ACQUIRE CERTAIN REAL PROPERTY
7 OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN
8 HIGHWAY 08-Riv-15-PM 30.89 PARCEL 28421-2, 3, 4
9 OWNER: Toscana Commerce Partners, LP, a California limited partnership

10 Resolved by the California Transportation Commission after notice (and hearing)
11 pursuant to Code of Civil Procedure Section 1245.235 that it finds and determines and
12 hereby declares that:

13 The hereinafter described real property is necessary for State Highway purposes
14 and is to be acquired by eminent domain pursuant to Streets and Highways Code Section
15 102; and Code of Civil Procedure Section 1240.510 in that the property being acquired is
16 for a compatible use;

17 The public interest and necessity require the proposed public project, namely a State
18 highway;

19 The proposed project is planned and located in the manner that will be most
20 compatible with the greatest public good and the least private injury;

21 The property sought to be acquired and described by this resolution is necessary for
22 the public project;

23 The offer required by Section 7267.2 of the Government Code has been made to the
24 owner or owners of record; and be it further

APPROVED AS TO FORM AND PROCEDURE

APPROVAL RECOMMENDED

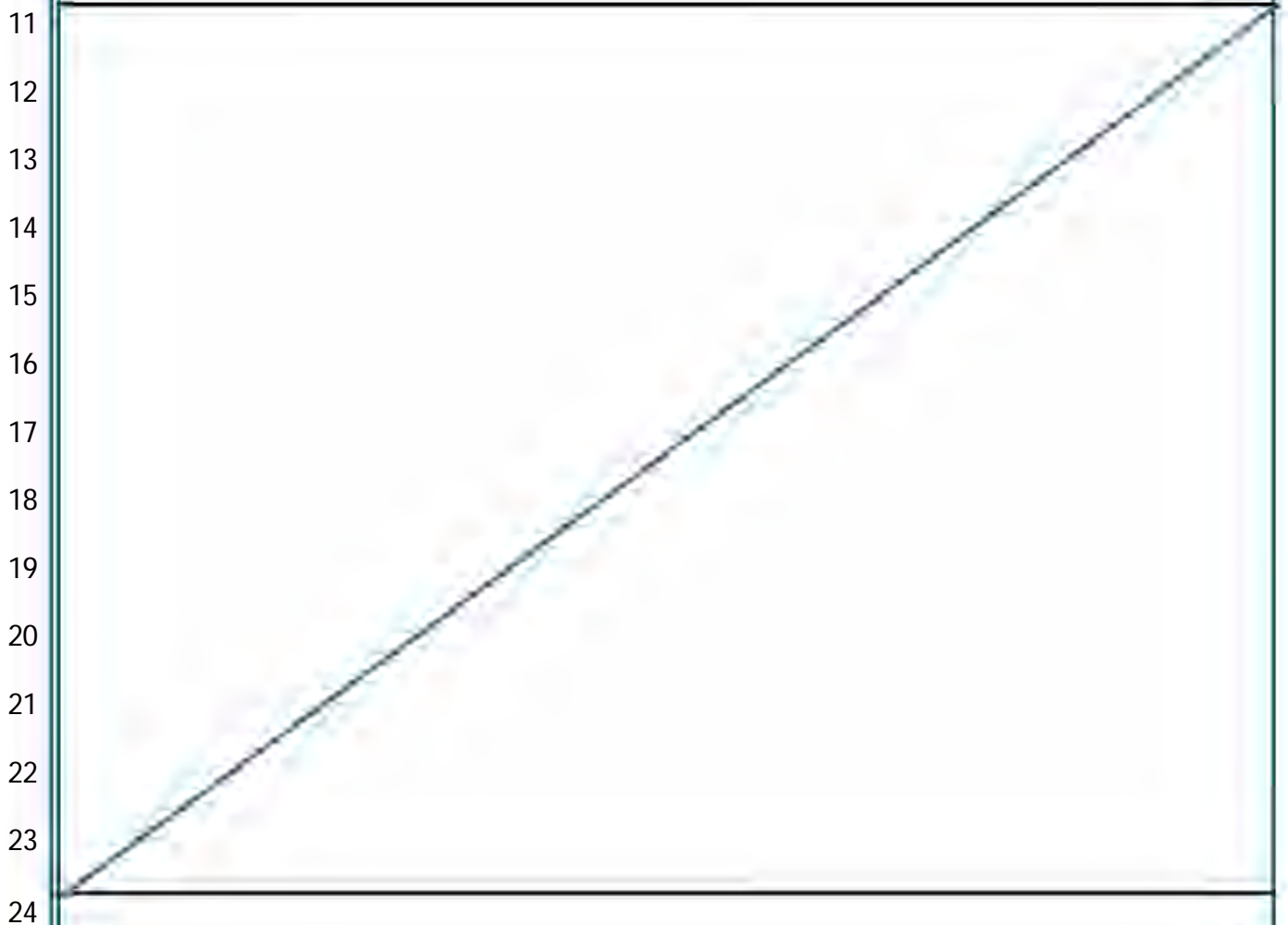
Attorney, Department of Transportation

DIVISION OF RIGHT OF WAY

1 RESOLVED by this Commission that the Department of Transportation be and said
2 Department is hereby authorized and empowered;

3 To acquire, in the name of the People of the State of California, in fee simple
4 absolute, unless a lesser estate is hereinafter expressly described, the said hereinafter
5 described real property, or interests in real property, by condemnation proceeding or
6 proceedings in accordance with the provisions of the Streets and Highways Code, Code of
7 Civil Procedure and of the Constitution of California relating to eminent domain;

8 The real property or interests in real property, which the Department of
9 Transportation is by this resolution authorized to acquire, is situated in the County of
10 Riverside, State of California, Highway 08-Riv-15 and described as follows:



Legal Description

PARCEL: 28421-2

An easement for drainage purposes under, over, through and across the following described land; together with right to construct, operate, and maintain such facilities as necessary to effect the purpose of the easement, being that portion of the Northeast Quarter of Section 12, Township 5 South, Range 6 West, San Bernardino Meridian, in the unincorporated area of Temescal Valley, County of Riverside, State of California described in the Grant Deed recorded June 16, 2023, as Document No. 2023-0174088 of Official Records of said County, being more particularly described as follows:.

COMMENCING at the North Quarter Corner of said Section 12, thence southerly along the quarter section line of said section South 01°00'09" West 208.13 feet to the southwesterly line of the Grant Deed recorded July 11, 1928 in Book 771 Page 350, of Deeds of said County; thence along said southwesterly line South 51°15'23" East 903.80 feet to the **POINT OF BEGINNING**; thence, Course "A", North 24°22'32" East 149.47 feet; thence, Course "B", North 40°26'06" East 100.00 feet; thence North 49°33'54" West 60.00 feet to a point on a line parallel with and distant 60.00 feet northwesterly, measured at right angles, from said Course "B"; thence along said parallel line South 40°26'06" West 100.00 feet; thence South 49°33'54" East 26.70 feet to a point on northeasterly prolongation of a line parallel with and distant 32.00 feet northwesterly, measured at right angles, from said Course "A"; thence along said parallel line South 24°22'32" West 150.49 feet to the said southwesterly line of said Grant Deed recorded July 11, 1928; thence along said southwesterly line South 51°15'23" East 33.03 feet to the **POINT OF BEGINNING**.

The bearings and distances used in the above description are on the California Coordinate System of 1983, Zone 6 (Epoch 2007.00). Divide the above distances used in the above description by 0.999934301 to obtain ground level distances.

PARCEL: 28421-3

A non-exclusive easement for ingress and egress purposes under, over, through and across that portion of the Northeast Quarter of Section 12, Township 5 South, Range 6 West, San Bernardino Meridian, in the unincorporated area of Temescal Valley, County of San Riverside, State of California, described in the Grant Deed recorded June 16, 2023 as Document No. 2023-0174088, of Official Records of said County, being a strip of land, 24.00 feet wide, the centerline of said strip being described as follows:

COMMENCING at the North Quarter Corner of said Section 12, thence southerly along the quarter section line of said section South 01°00'09" West 208.13 feet to the southwesterly line of the Grant Deed recorded July 11, 1928 in Book 771 Page 350, of Deeds of said County; thence along said southwesterly line South 51°15'23" East 903.80 feet; thence, Course "A", North 24°22'32" East 149.47 feet; thence traversing southwesterly along said Course "A", South 24°22'32" West 32.38 feet to the **POINT OF BEGINNING**; thence South 31°08'11" East 858.91 feet to the beginning of a tangent curve, concave northerly and having a radius of 37.00 feet; thence southeasterly, easterly and northeasterly along said curve 58.23 feet through a central angle of 90°10'15"; thence North 58°41'34" East 296.47 feet to a point on the southwesterly Right-of-Way of Temescal Canyon Road as shown on Record of Survey filed in Book 149 Pages 4 through 6 of records of survey in the County Recorder of said County; said point being the **POINT OF TERMINATION** of this line.

The sidelines of said strip shall be prolonged or shortened so as to originate in said Course "A", and to terminate on said southwesterly Right-of-Way of Temescal Canyon Road.

The location of the ingress and egress easement described herein is to ensure that the STATE maintains full and unobstructed access to the drainage facilities adjacent to the freeway and across the Owner's property. In the event that any proposed future development conflicts with the existing ingress and egress easement, the Owner shall, at no cost to the STATE, dedicate and record a new ingress and egress easement of equal or greater utility and function, in a location acceptable to the STATE, so as to ensure continued full and unobstructed access. The provision of such replacement easement

shall eliminate the need for any future encroachment permit associated with the adjusted or relocated easement area.

The bearings and distances used in the above description are on the California Coordinate System of 1983, Zone 6 (Epoch 2007.00). Divide the above distances used in the above description by 0.999934301 to obtain ground level distance.

PARCEL: 28421-4

A temporary easement for construction purposes and incidents thereto, in and to that portion of the Northeast Quarter of Section 12, Township 5 South, Range 6 West, San Bernardino Meridian, in the unincorporated area of Temescal Valley, County of San Riverside, State of California, described in the Grant Deed recorded June 16, 2023 as Document No. 2023-0174088, of Official Records of said County, being a strip of land 24.00 feet wide, the centerline of said strip being described as follows:

COMMENCING at the North Quarter Corner of said Section 12, thence southerly along the quarter section line of said section South 01°00'09" West 208.13 feet to the southwesterly line of the Grant Deed recorded July 11, 1928 in Book 771 Page 350, of Deeds of said County; thence along said southwesterly line South 51°15'23" East 903.80 feet; thence, Course "A", North 24°22'32" East 149.47 feet; thence, North 49°33'54" West 33.30 feet to a point on northeasterly prolongation of a line parallel with and distant 32.00 feet northwesterly, measured at right angles, from said Course "A"; said parallel line hereinafter referred to as Course "C"; thence along said Course "C" South 24°22'32" West 43.13 feet to the **POINT OF BEGINNING**; thence leaving said parallel line South 52°26'42" West 12.59 feet to the beginning of a curve, concave northerly and having a radius of 50.00 feet; thence southwesterly, westerly and northwesterly along said curve 68.06 feet through a central angle of 77°59'28"; thence North 49°33'51" West 527.47 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 52.50 feet; thence northwesterly, northerly and northeasterly along said curve 76.05 feet through a central angle of 82°59'57"; thence

North 33°26'06" East 127.98 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 99.70 feet; thence northeasterly along said curve 43.66 feet through a central angle of 25°05'25"; thence North 58°31'31" East 64.96 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 100.00 feet; thence northeasterly and easterly along said curve 56.38 feet through a central angle of 32°18'03"; thence South 89°10'26" East 146.26 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 117.50 feet; thence southeasterly along said curve 121.50 feet through a central angle of 59°14'51"; thence South 29°55'36" East 68.27 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 60.00 feet; thence southeasterly, easterly and northeasterly along said curve 89.01 feet through a central angle of 85°00'05"; thence North 65°04'19" East 49.39 feet to a point on the northeasterly line of said Grant Deed recorded June 16, 2023 and the southwesterly Right-of-Way of Temescal Canyon Road being also Northeasterly line of Parcel 1 per quitclaim deed from County of Riverside recorded July 29, 2022, as Document No. 2022-0338015 of Official Records of said County; said point being the **POINT OF TERMINATION** of this line.

The sidelines of said strip shall be prolonged or shortened to originate in said Course "C" and to terminate the southwesterly Right-of-Way of Temescal Canyon Road.

Rights to the above-described temporary easement shall cease and terminate on August 20, 2029. The rights may also be terminated prior to the above date by STATE upon notice to OWNER.

The bearings and distances used in the above description are on the California Coordinate System of 1983, Zone 6 (Epoch 2007.00). Divide the above distances used in the above description by 0.999934301 to obtain ground level distances.