



# COMMUNITY DEVELOPMENT SERVICES

## DEPARTMENT OF TRANSPORTATION

<http://www.edcgov.us/DOT/>

### PLACERVILLE OFFICES:

#### MAIN OFFICE:

2850 Fairlane Court, Placerville, CA 95667  
(530) 621-5900 / (530) 626-0387 Fax

#### CONSTRUCTION & MAINTENANCE:

2441 Headington Road, Placerville, CA 95667  
(530) 642-4909 / (530) 642-0508 Fax

### LAKE TAHOE OFFICES:

#### ENGINEERING:

924 B Emerald Bay Road, South Lake Tahoe, CA 96150  
(530) 573-7900 / (530) 541-7049 Fax

#### MAINTENANCE:

1121 Shakori Drive, South Lake Tahoe, CA 96150  
(530) 573-3180 / (530) 577-8402 Fax

August 10, 2018

via Certified Mail

John Khoshcar  
2800 Hill Rd.  
Rescue, CA 95672

### **Re: Notice of Intent to Adopt Resolution of Necessity**

**Silver Springs Parkway to Bass Lake Road (south segment) Project CIP No. 76108**

**Assessor's Parcel No.: 115-030-04**

**Owner: John Nojan Khoshcar a married man, as his sole and separate property**

Dear Mr. Khoshcar,

As you know, the El Dorado County, Community Development Services, Department of Transportation is in the process of acquiring right of way for the Silver Springs Parkway to Bass Lake Road (south segment) Project CIP No. 76108. The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. California Code of Civil Procedure (CCP) Section 1240.030 provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following three conditions are established:

- (A) The public interest and necessity require the project.
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- (C) The property sought to be acquired is necessary for the project.

Also, CCP Section 1245.230 requires that the offer required by Section 7267.2 of the Government Code has been made to the owner of record. That offer was previously mailed to you on January 8, 2018.

You are hereby notified that the County of El Dorado Board of Supervisors, at its meeting to be held on September 11, 2018 at 8:00 a.m., at 330 Fair Lane, Building A, Placerville, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt a Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board of Supervisors will not consider such in determining whether a Resolution should be adopted.

The Board of Supervisors' adoption of the Resolution authorizes the County of El Dorado (the "County") to acquire the property by eminent domain. Within six months of the adoption of the

Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. A description of the required property is attached to this notice.

The law provides you an opportunity to appear before the Board of Supervisors and raise questions concerning the three conditions referred to in CCP 1240.030 as cited above. You are entitled to appear and object to the adoption of the Resolution. If you intend to appear, please provide a written request to appear before the Board no later than 15 days from the mailing of this notice and include a statement indicating which of the three conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board of Supervisors to conduct a full and expeditious review of the project's effect on your property. The request to appear should be sent to: Clerk of the Board of Supervisors, County of El Dorado, 330 Fair Lane, Placerville, CA 95667.

Your written request to appear must actually be on file with the Clerk of the Board of Supervisors within the 15-day period set forth above. Failure to timely file a written request to appear will result in a waiver of your right to appear and be heard by the Board of Supervisors.

For your convenience, if you are unable to personally appear or choose to submit written objections in place of a personal appearance, the Board of Supervisors will consider any written objections so long as they are received by the Clerk of the Board of Supervisors prior to the meeting date. All written objections filed with the Board of Supervisors will become part of the official record of the meeting at which the Board of Supervisors hears the Resolution.

If you have any questions, please call me at (530) 621-5316.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kyle Lassner', with a long horizontal flourish extending to the right.

Kyle Lassner, RWP  
Right of Way Supervisor

Attachments:  
Property Description

CC: Gary Livaich  
Desmond, Nolan, Livaich & Cunningham  
1830 15<sup>th</sup> Street  
15<sup>th</sup> & S Building  
Sacramento, CA 95811



**Exhibit A**  
**APN 115-030-04 Fee Right of Way**

All that portion of Parcel 4 of that certain Parcel Map filed in Book 6 of Parcel Maps, at Page 127, records of El Dorado County, California as said Parcel 4 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning the northeast corner of said Parcel 4;

Thence from said Point of Beginning along the easterly boundary of said Parcel 4 the following three (3) courses:

- (1) South 02°16'32" East 197.76 feet,
- (2) South 23°22'59" East 516.43 feet, and
- (3) South 09°48'41" East 663.81 feet to the southeast corner of said Parcel 4;

Thence along the southerly boundary of said Parcel 4 the following three (3) courses:

- (1) South 89°31'54" West 20.70 feet,
- (2) South 01°28'23" West 0.06 feet, and
- (3) South 89°32'12" West 61.46 feet to the southwesterly corner of said Parcel 4;

Thence along the southwesterly boundary of said Parcel 4 North 45°00'06" West 51.40 feet;

Thence leaving said southwesterly boundary along the arc of a non-tangent curve to the left, having a radius of 2750.00 feet, from a radial bearing North 79°04'32" East, through a central angle of 05°28'36", for an arc length of 262.86 feet (Chord: North 13°39'46" West 262.76 feet);


Thence North 16°24'04" West 654.39 feet;

Thence along the arc of a tangent curve to the right, having a radius of 1450 feet, through a central angle of 16°16'05", for an arc length of 411.70 feet (Chord North 08°16'02" West 410.32 feet) to the northerly boundary of said Parcel 4;

Thence along said northerly boundary North 89°26'18" East 98.42 feet to the Point of Beginning containing 174,465 square feet, more or less. See Exhibit 'B', attached hereto and made a part hereof.

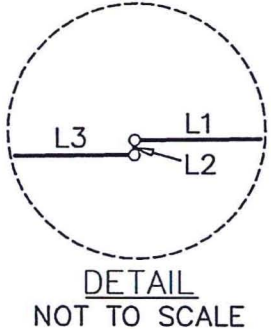
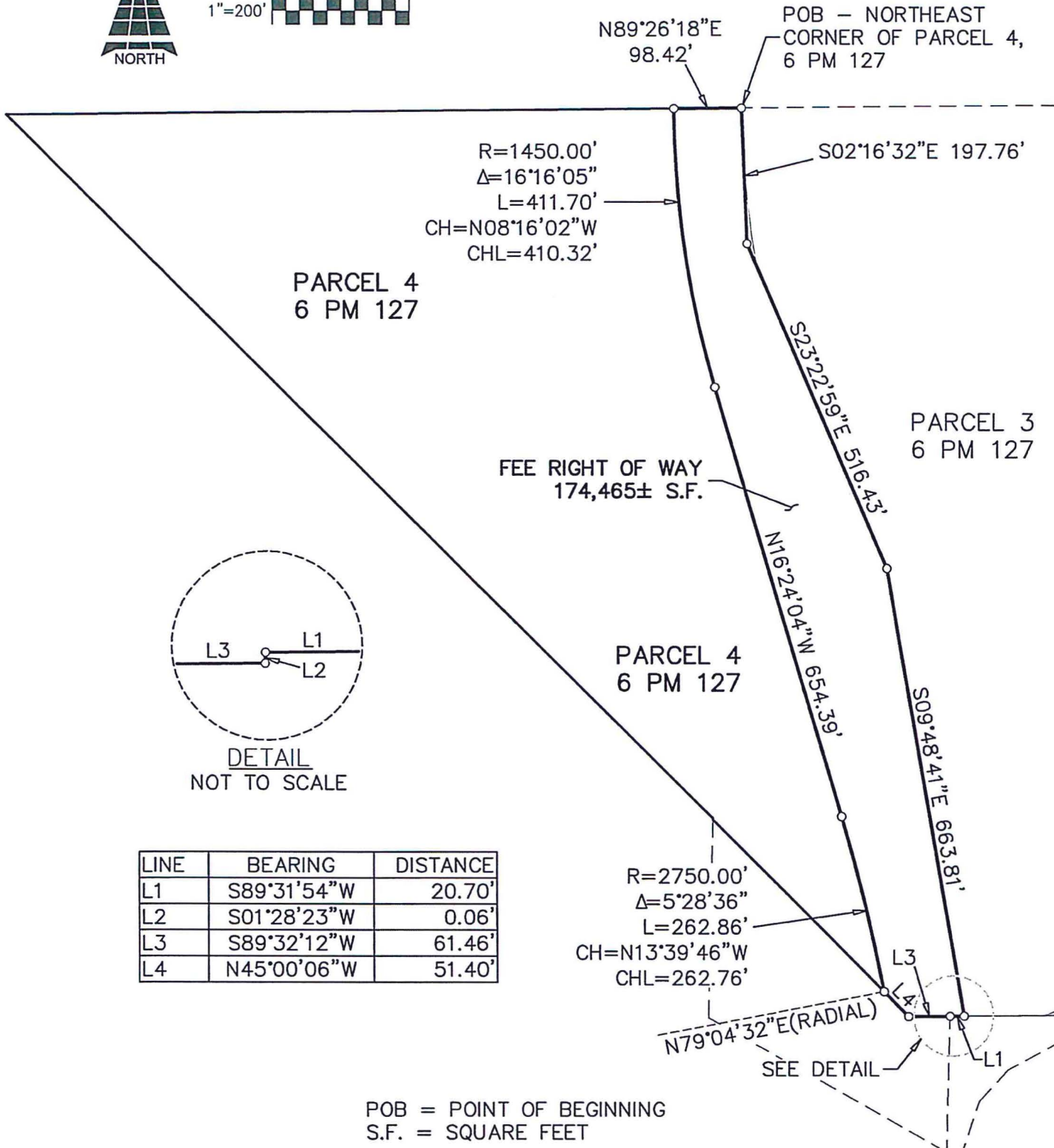
The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

- END OF DESCRIPTION-

  
Michael R. Dequiné L.S. 5614  
License expires: 9/30/2018

Sept. 13, 2017  
Date





LINE	BEARING	DISTANCE
L1	S89°31'54"W	20.70'
L2	S01°28'23"W	0.06'
L3	S89°32'12"W	61.46'
L4	N45°00'06"W	51.40'

R=2750.00'  
 Δ=5°28'36"  
 L=262.86'  
 CH=N13°39'46"W  
 CHL=262.76'

POB = POINT OF BEGINNING  
 S.F. = SQUARE FEET

t:\active\16-1429 ila silver springs parkway extension\survey\drawing\wip\exhibits for legal descriptions\exhibit khoshcar right of way 16-1429.dwg



**Michael Dequine  
 and Associates, Inc.**  
 2295 Gateway Oaks Drive, Suite 140  
 Sacramento, Ca 95833  
 Phone: (916) 923-5820  
 Fax: (916) 923-1626

EXHIBIT B  
**APN 115-030-04**  
**FEE RIGHT-OF-WAY**  
 A PORTION OF PARCEL 4, 6 P.M. 127  
 COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD	Drawn By: KS	Job# 16-1429
Scale: 1"=200'	Date: 8/15/2017	Sheet 1 of 1



**Exhibit A**  
**APN 115-030-04 Slope and Drainage Easement**

All that portion of Parcel 4 of that certain Parcel Map filed in Book 6 of Parcel Maps, at Page 127, records of El Dorado County, California as said Parcel 4 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning at a point on the northerly boundary of said Parcel 4 from which the northeast corner thereof bears North 89°26'18" East 98.42 feet;

Thence from said Point of Beginning along the arc of a curve to the left having a radius of 1450.00 feet, from a radial bearing South 89°52'01" West, through a central angle of 16°16'05", for an arc length of 411.70 feet (Chord: South 08°16'02" East 410.32 feet);

Thence South 16°24'04" East 654.39 feet;

Thence along the arc of a tangent curve to the right having a radius of 2750.00 feet, through a central angle of 05°28'36", for an arc length of 262.86 feet (Chord: South 13°39'46" East 262.76 feet) to the southwesterly boundary of said Parcel 4;

Thence along said southwesterly boundary North 45°00'06" West 55.74 feet;

Thence leaving said southwesterly boundary North 09°16'59" West 148.83 feet;

Thence along the arc of a non-tangent curve to the left having a radius of 2730.00 feet, from a radial bearing North 74°58'51" East, through a central angle of 01°22'55", for an arc length of 65.85 feet (Chord: North 15°42'37" West 65.85 feet);

Thence North 16°24'04" West 200.03 feet;

Thence North 27°28'13" West 17.21 feet;

Thence North 18°12'04" West 100.09 feet;

Thence North 10°37'11" West 64.00 feet;

Thence North 16°24'04" West 273.76 feet;

Thence along the arc of a tangent curve to the right having a radius of 1470.00 feet, through a central angle of 09°03'51", for an arc length of 232.55 feet (Chord: North 11°52'09" West 232.31 feet);

Thence North 09°10'01" West 85.94 feet;

Thence North 06°12'05" West 99.79 feet to the northerly boundary of said Parcel 4;

Thence along said northerly boundary North 89°26'18" East 32.44 feet to the Point of Beginning containing 29,048 square feet, more or less. See Exhibit 'B', attached hereto and made a part hereof.

The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

- END OF DESCRIPTION-

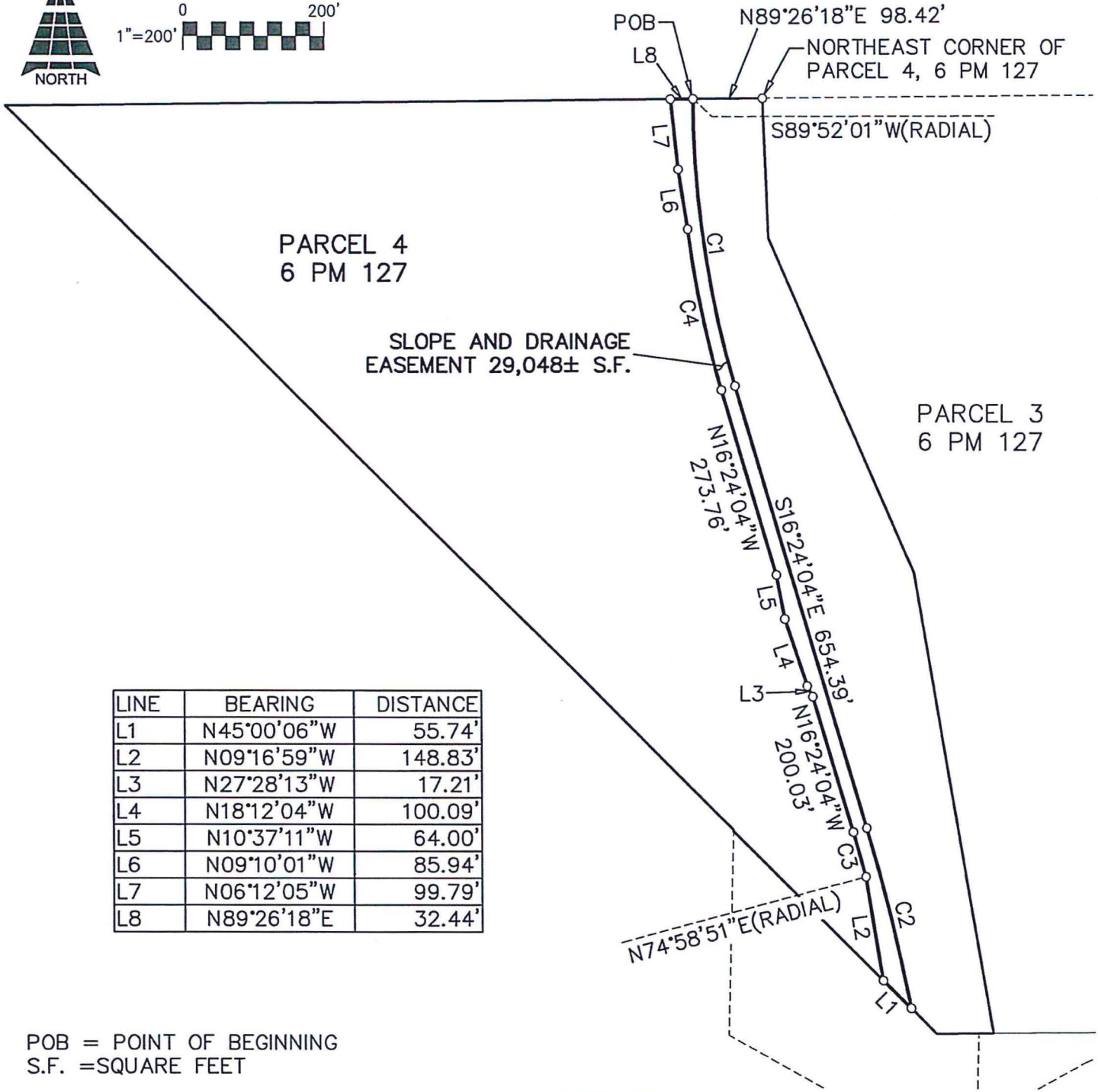


Michael R. Dequine L.S. 5614  
License expires: 9/30/2018

Sept. 13, 2017  
Date



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1450.00'	16°16'05"	411.70'	S08°16'02"E	410.32'
C2	2750.00'	5°28'36"	262.86'	S13°39'46"E	262.76'
C3	2730.00'	1°22'55"	65.85'	N15°42'37"W	65.85'
C4	1470.00'	9°03'51"	232.55'	N11°52'09"W	232.31'



LINE	BEARING	DISTANCE
L1	N45°00'06"W	55.74'
L2	N09°16'59"W	148.83'
L3	N27°28'13"W	17.21'
L4	N18°12'04"W	100.09'
L5	N10°37'11"W	64.00'
L6	N09°10'01"W	85.94'
L7	N06°12'05"W	99.79'
L8	N89°26'18"E	32.44'

POB = POINT OF BEGINNING  
S.F. = SQUARE FEET

t:\active\16-1429 (la silver springs parkway extension)\survey\drawing\wip\exhibits for legal descriptions\exhibit khoshchor slope and drainage easement 16-1429.dwg



**Michael Dequine  
and Associates, Inc.**

2295 Gateway Oaks Drive, Suite 140  
Sacramento, Ca 95833  
Phone: (916) 923-5820  
Fax: (916) 923-1626

EXHIBIT B  
**APN 115-030-04**  
**SLOPE AND DRAINAGE EASEMENT**  
A PORTION OF PARCEL 4, 6 P.M. 127  
COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD

Drawn By: KS

Job# 16-1429

Scale: 1"=200'

Date: 8/17/2017

Sheet 1 of 1



**Exhibit A**  
**APN 115-030-04 Temporary Construction Easement**

All that portion of Parcel 4 of that certain Parcel Map filed in Book 6 of Parcel Maps, at Page 127, records of El Dorado County, California as said Parcel 4 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning at a point on the northerly boundary of said Parcel 4 from which the northeast corner thereof bears North 89°26'18" East 130.86 feet;

Thence from said Point of Beginning South 06°12'05" East 99.79 feet;

Thence South 09°10'01" East 85.94 feet;

Thence along the arc of a non-tangent curve to the left having a radius of 1470.00 feet, from a radial bearing South 82°39'47" West, through a central angle of 09°03'51", for an arc length of 232.55 feet (Chord: South 11°52'09" East 232.31 feet);

Thence South 16°24'04" East 273.76 feet;

Thence South 10°37'11" East 64.00 feet;

Thence South 18°12'04" East 100.09 feet;

Thence South 27°28'13" East 17.21 feet;

Thence South 16°24'04" East 200.03 feet;

Thence along the arc of a tangent curve to the right having a radius of 2730.00 feet, through a central angle of 01°22'55", for an arc length of 65.85 feet (Chord: South 15°42'37" East 65.85 feet);

Thence South 09°16'59" East 148.83 feet to the southwesterly boundary of said Parcel 4;

Thence along said southwest boundary North 45°00'06" West 26.09 feet;

Thence leaving said southwesterly boundary along the arc of a non-tangent curve to the left having a radius of 2705.00 feet, from a radial bearing North 77°38'23" East, through a central angle of 04°02'27", for an arc length of 190.77 feet (Chord: North 14°22'51" West 190.73 feet);

Thence North 16°24'04" West 654.39 feet;

Thence along the arc of a tangent curve to the right having a radius of 1495.00 feet, through a central angle of 02°27'55", for an arc length of 64.33 feet (Chord: North 15°10'07" West 64.32 feet);

Thence South 76°03'51" West 25.00 feet;

Thence along the arc of a non-tangent curve to the right having a radius of 1520.00 feet, from a radial bearing South 76°03'51" West, through a central angle of 04°26'12", for an arc length of 117.70 feet (Chord: North 11°43'03" West 117.67 feet);

Thence North 80°30'03" East 25.00 feet;

Thence along the arc of a non-tangent curve to the right having a radius of 1495.00 feet, from a radial bearing South 80°30'03" West, through a central angle of 09°21'11", for an arc length of 244.05 feet (Chord: North 04°49'22" West 243.78 feet) to the northerly boundary of said Parcel 4;

Thence along said northerly boundary North 89°26'18" East 12.56 feet to the Point of Beginning containing 32,343 square feet more or less. See Exhibit 'B', attached hereto and made a part hereof.

The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

- END OF DESCRIPTION-

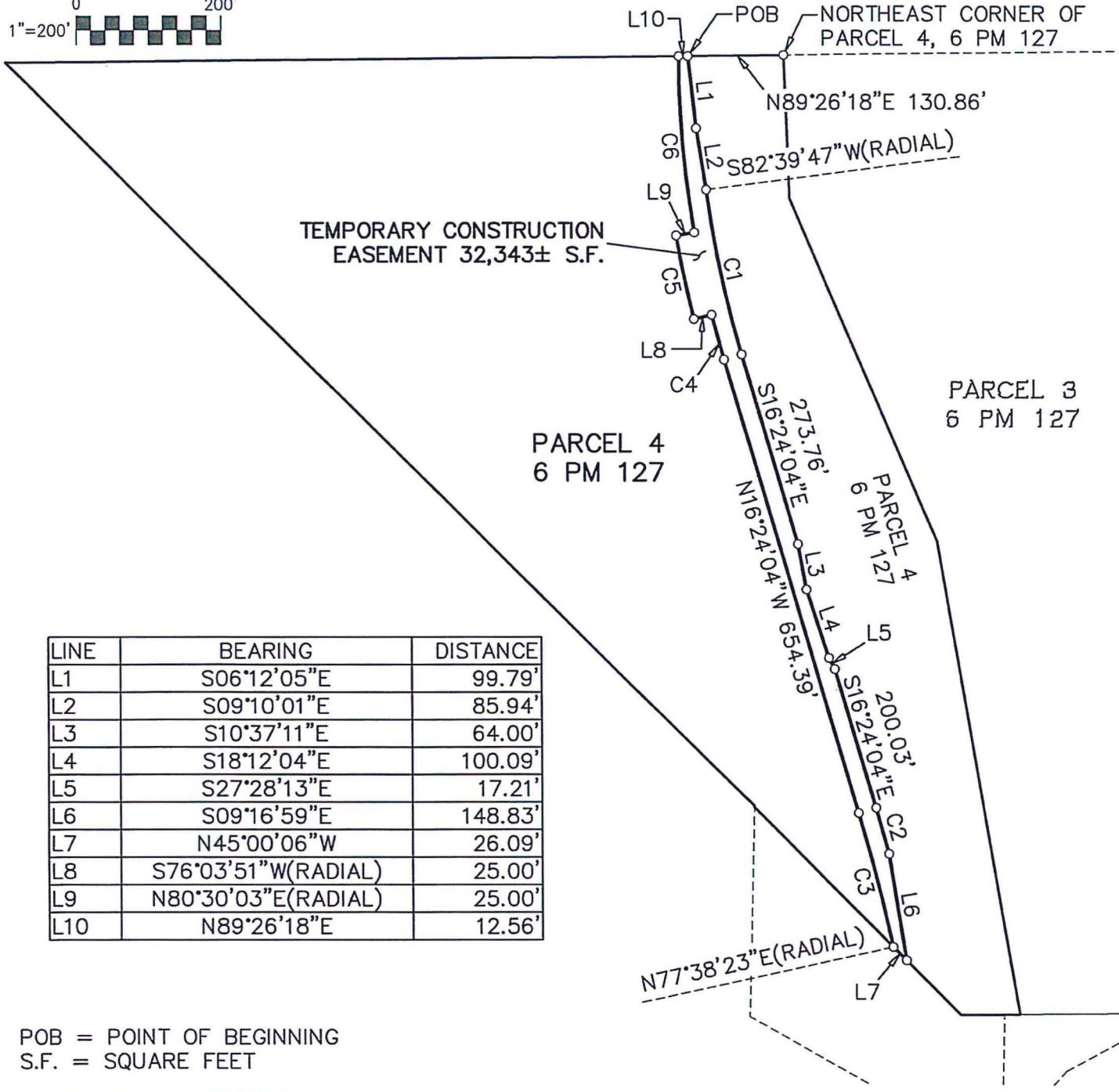
*Michael R. Dequine*  
Michael R. Dequine L.S. 5614  
License expires: 9/30/2018

*Sept. 13, 2017*  
Date





CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1470.00'	9°03'51"	232.55'	S11°52'09"E	232.31'
C2	2730.00'	1°22'55"	65.85'	S15°42'37"E	65.85'
C3	2705.00'	4°02'27"	190.77'	N14°22'51"W	190.73'
C4	1495.00'	2°27'55"	64.33'	N15°10'07"W	64.32'
C5	1520.00'	4°26'12"	117.70'	N11°43'03"W	117.67'
C6	1495.00'	9°21'11"	244.05'	N04°49'22"W	243.78'



TEMPORARY CONSTRUCTION  
EASEMENT 32,343± S.F.

PARCEL 4  
6 PM 127

PARCEL 3  
6 PM 127

LINE	BEARING	DISTANCE
L1	S06°12'05"E	99.79'
L2	S09°10'01"E	85.94'
L3	S10°37'11"E	64.00'
L4	S18°12'04"E	100.09'
L5	S27°28'13"E	17.21'
L6	S09°16'59"E	148.83'
L7	N45°00'06"W	26.09'
L8	S76°03'51"W (RADIAL)	25.00'
L9	N80°30'03"E (RADIAL)	25.00'
L10	N89°26'18"E	12.56'

POB = POINT OF BEGINNING  
S.F. = SQUARE FEET



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EXHIBIT B  
**APN 115-030-04**  
**TEMPORARY CONSTRUCTION EASEMENT**  
A PORTION OF PARCEL 4, 6 P.M. 127  
COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD	Drawn By: KS	Job# 16-1429
Scale: 1"=200'	Date: 7/17/2017	Sheet 1 of 1

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