

Dillon Road Bridge Over Coachella Valley Stormwater Channel Project

Alignment Study - Right of Way Impacts Summary

Comparison between symmetrical vs 16' offset widening

Alternative 2 - Symmetrical Widening

APN	Owner	ORIGINAL LOT SIZE		REMNANT	
		Sq. Ft.	Acre	Sq. Ft.	Acre
603-090-008	Private	1,686,790	38.72	1,679,805	38.563
603-090-010	Twenty-Nine Palms	441,143	10.13	381,133	8.750
603-090-012	Cabazon	2,547,865	58.49	2,476,547	56.854
603-090-013	Twenty-Nine Palms	569,116	13.07	508,899	11.683
603-090-015	Twenty-Nine Palms/ CVWD Channel Easement	220,676	5.07	201,984	4.637
603-090-017	Twenty-Nine Palms	12,118	0.28	6,028	0.138
603-090-018	Twenty-Nine Palms/ CVWD Channel Easement	314,892	7.23	295,577	6.786
603-090-019	Cabazon	716,838	16.46	636,369	14.609
Total					

Splits	Gain or Loss Summary if Go with Alt 3	
	Sq. Ft.	Acre
	2,676	0.061
42.8%	10,715	0.246
	-19,601	-0.450
57.2%	-10,981	-0.252
	0	0.000
	0	0.000
	0	0.000
	16,384	0.376

Alternative 3 - 16' Offset Widening

APN	Owner	ORIGINAL LOT SIZE		REMNANT	
		Sq. Ft.	Acre	Sq. Ft.	Acre
603-090-008	Private	1,686,790	38.72	1,682,481	38.624
603-090-010	Twenty-Nine Palms	441,143	10.13	391,848	8.996
603-090-012	Cabazon	2,547,865	58.49	2,456,946	56.404
603-090-013	Twenty-Nine Palms	569,116	13.07	497,918	11.431
603-090-015	Twenty-Nine Palms/ CVWD Channel Easement	220,676	5.07	201,984	4.637
603-090-017	Twenty-Nine Palms	12,118	0.28	6,028	0.138
603-090-018	Twenty-Nine Palms/ CVWD Channel Easement	314,892	7.23	295,577	6.786
603-090-019	Cabazon	716,838	16.46	652,753	14.985
Total					

Splits
44.0%
56.0%

*Note: In addition to avoiding 2 billboards, Alternative 3 has another notable advantage. The remnant lands on both sides are closer to a balanced split of (44%:56% ratio) vs. (42.8%:57.2% ratio).