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

984A



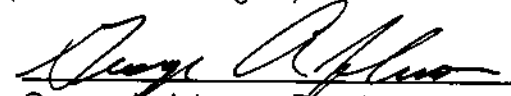
FROM: Department of Facilities Management and Transportation Department
SUBMITTAL DATE: March 6, 2007

SUBJECT: Acquisition Agreement for the Clinton Keith Road Extension Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Acquisition Agreement for Assessor's Parcel Number 392-340-027 and authorize the Chairman of the Board to execute this agreement on behalf of the County;
2. Authorize the Director of the Department of Facilities Management or his designee to execute any other documents and administer all actions necessary to complete this transaction; and

(Continued on Page 2)


 George A. Johnson, Director
 Transportation Department

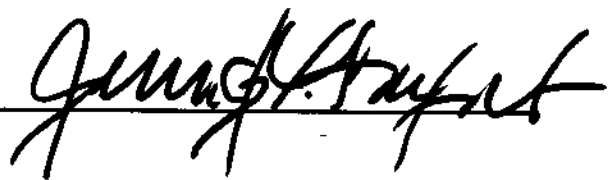

 Robert Field, Director
 Department of Facilities Management


GAJ:RF:SAV:cm
10.705

FINANCIAL DATA	Current F.Y. Total Cost:	\$1,154,050	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	06/07

SOURCE OF FUNDS: Developer contributions, Southwest Road and Bridge Benefit District, TUMF	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature 

FORM APPROVED COUNTY COUNSEL
 MAR 08 2007
 BY  Departmental Concurrence
 Dept's Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: | District: 3 | Agenda Number:

RECOMMENDED MOTION: (Continued)

3. Allocate the sum of \$1,154,050 for the purchase of the real property, relocation assistance, and miscellaneous costs.

BACKGROUND: Clinton Keith Road is proposed to be constructed as a six-lane urban arterial between Antelope Road and State Route 79 in western Riverside County, in accordance with County General Plan Amendment (CGPA) 409, adopted December 19, 2000. The proposed project consists of two activities: (1) widening existing Clinton Keith Road between Antelope Road and State Route 79; (2) extending Clinton Keith Road from Los Alamos Road on the adopted alignment to State Route 79 at Benton Road, based on the CGPA 409. The length of the proposed project, including the existing alignment and the extension of the alignment, is approximately 3.4 miles (5.5 kilometers).

The Clinton Keith Extension Supplemental Environmental Impact Report No. 398 was approved by the Board of Supervisors on February 7, 2006.

The Department of Facilities Management has negotiated the acquisition of Assessor's Parcel Number 392-340-027 for the purchase price of \$902,550 from Vaughn K. Swearngin and Kathryn Swearngin, husband and wife as joint tenants. In addition, there are title and escrow charges of approximately \$1,500 associated with the acquisition. The price is consistent with current property values in the Murrieta area based on an independent appraisal report.

The Department of Facilities Management contracted with Overland, Pacific & Cutler, Inc. (OPC), relocation consultants, to provide a draft relocation study. OPC has estimated the relocation benefits to be approximately \$250,000.

The following summarizes the funding necessary for the acquisition of Assessor's Parcel Number 392-340-027:

Purchase Price	\$ 902,550
Title and Escrow Charges	\$ 1,500
Estimated Relocation Costs (Moving, incidentals, purchase price differential, And mortgage differential)	<u>\$ 250,000</u>
TOTAL	\$1,154,050