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

FROM: Department of Facilities Management and Department of Transportation **SUBMITTAL DATE:** September 27, 2007

SUBJECT: Acquisition Agreement and Temporary Construction Easement Agreement for the Clinton Keith Road Extension Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Acquisition Agreement and Temporary Construction Easement Agreement for portion of Assessor's Parcel Number 467-230-015 and authorize the Chairman of the Board to execute these agreements on behalf of the County;

(Continued on Page 2)

George A. Johnson

 George A. Johnson, Director
 Department of Transportation

Robert Field

 Robert Field, Director
 Department of Facilities Management

GAJ:RF:SAV:dt
11.162

FINANCIAL DATA	Current F.Y. Total Cost:	\$205,500	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	07/08

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
 BY: *Jennifer L. Sargent*

 County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
 BY: *Synthia M. Gunzel* 10-15-07
 DATE: _____
 SYNTHIA M. GUNZEL
 Departmental Concurrence

Consent
 Policy

 Consent
 Policy

 Dep't Recomm.:
 Per Exec. Ofc.:

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

ATTACHMENTS FILED
 WITH THE CLERK OF THE BOARD

3.26

RECOMMENDED MOTION: (Continued)

2. Authorize the Director of the Department of Facilities Management or his designee to execute any other documents and administer all actions to complete this transaction; and
3. Allocate the sum of \$80,000 to purchase a portion of real property, relocation assistance in the amount of \$110,000 and transaction costs in the amount of \$15,500.

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 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 Road 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 a portion of Assessor's Parcel Number 467-230-015 from John Olsen for a purchase price of \$80,000. There are transaction costs of \$15,500 with this acquisition.

The OLSEN parcel is improved with an older owner-occupied mobile home located within the area that will be acquired for road and slope easement purposes. Therefore, it was determined that relocation benefits are due to the property owner. The Department of Facilities Management contracted with Overland, Pacific & Cutler, Inc. (OPC), relocation consultants, to provide a draft relocation study and to consider possible relocation options. OPC provided three options for consideration.

Option 1: Move the existing OLSEN mobile home to another part of the property. However, this option was not viable due to the structural integrity of the mobile home.

Option 2: Demolish the OLSEN mobile home and purchase a replacement mobile home. The bids obtained range from \$126,000 to \$150,000.

Option 3: The County purchased the real property identified as Assessor's Parcel Number 392-340-027 (SWEARNGIN) located within the Clinton Keith Road Extension Project. The real property included a 2-year old manufactured home on permanent foundation. The SWEARNGIN improvements are not necessary for the Project and would need to be demolished at an estimated cost of \$70,000. The County would also

(con't)

BACKGROUND: (Continued)

need to carry liability insurance in the interim. The cost to demolish the existing OLSEN home and move the SWEARNGIN home to the OLSEN property is at an estimated cost of \$110,000. Staff has determined that Option 3 is the most reasonable, given the relocation of the manufactured home from SWEARNGIN to OLSEN will remove the maintenance and liability responsibility from the County and save on demolition costs of approximately \$70,000 that would have been needed for the SWEARNGIN home as well as provide relocation benefits due to OLSEN.

The agreement has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA: The following summarizes the funding necessary for the acquisition of a portion of Assessor's Parcel Number 467-230-015:

Purchase Price:	\$ 80,000
Estimated Title and Escrow Charges:	\$ 3,000
Owner Appraisal Expense	\$ 2,500
Estimated Relocation/Demolition Costs	\$110,000
DOFM Real Property Costs	<u>\$ 10,000</u>
Total Estimated Acquisition Costs	\$205,500

All costs associated with this property acquisition are fully funded in the Transportation Department's budget for FY 07/08. Thus, no additional Net County Cost will be incurred as a result of this transaction.