

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




FROM: Department of Facilities Management and Department of Transportation **SUBMITTAL DATE:** April 14, 2008

SUBJECT: Acquisition Agreement, Temporary Construction Easement Agreement and Well 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 a portion of Assessor's Parcel Number 900-020-001 (formerly Assessor's Parcel Number 956-030-001) and authorize the Chairman of the Board to execute these agreements on behalf of the County;
2. Authorize the Director of the Department of Facilities Management or his designee to execute any documents and administer all actions to complete this transaction;

(Continued on Page 2)



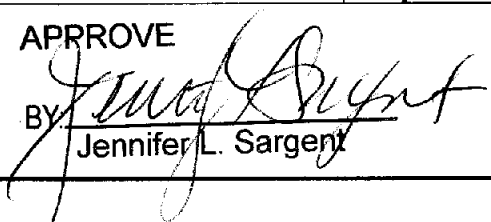
 Juan C. Perez, Director
 Department of Transportation



 Robert Field, Director
 Department of Facilities Management

JCP:RF:SAV:ra
11.745/2008.04.380


FINANCIAL DATA	Current F.Y. Total Cost:	\$170,992	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	2007/08
SOURCE OF FUNDS: Developer Contributions 10%, TUMF 90%			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
 BY 

 Jennifer L. Sargent
County Executive Office Signature

Consent
 Policy
 Consent
 Policy

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

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, Auditor-Controller
 BY  6/4/08
 SAMUEL WONG, Deputy

FORM APPROVED COUNTY COUNSEL
 BY  5-7-08
 CYNTHIA M. GUNZEL, DATE

RECOMMENDED MOTION: (Continued)

3. Approve the attached Well Agreement for a portion of Assessor's Parcel Number 900-020-001 (formerly Assessor's Parcel Number 956-030-001) and authorize the Chairman of the Board to execute these agreements on behalf of the County;
4. Authorize the Auditor-Controller to amend Facilities Management's FY 2007/08 Real Property budget as specified on Schedule A;
5. Allocate the sum of \$94,217 to purchase a portion of real property and \$5,000 to pay all related transaction costs;
6. Authorize the initial sum of \$28,455 to relocate well and installation of new well equipment; and
7. Allocate the sum of \$30,000, which includes contingencies for two (2) additional well drilling and possible tank replacement.

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 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 (DOFM) has negotiated the acquisition of a portion of Assessor's Parcel Number 900-020-001 (formerly Assessor's Parcel Number 956-030-001) from William and Frances Franklin for a purchase price of \$94,217 for the real property. There are transaction costs of \$5,000 associated with this acquisition.

The parcel is improved with two residential dwellings which are served by a well. The existing well and equipment is located within the area needed for the proposed Clinton Keith Road and will need to be relocated to another portion of the property. The bid obtained from qualified contractors to drill a new well (including all necessary permits), installation of well equipment, and relocation of existing water tank is \$28,455. Staff recommends an additional \$30,000 in contingencies for the following: (1) possibility of up to an additional two drillings in the event that the well contractor is unable to establish water at similar quantity of water (7 gps) required to serve the existing two dwellings and (2) possibility of replacing existing tank if, upon moving the existing tank, the tank is not usable.

The agreements have been reviewed and approved by County Counsel as to legal form.

(Continued)

FINANCIAL DATA: The following summarizes the funding necessary for the acquisition, of a portion of Assessor's Parcel Number 900-020-001 (formerly Assessor's Parcel Number 956-030-001), including well relocation costs and contingencies:

Purchase Price (Real Property)	\$ 94,217
Estimated Title and Escrow Charges:	\$ 5,000
Well Relocation and Well Equipment	\$ 28,455
Contingencies for 2 additional well drillings and possible tank replacement	\$ 30,000
Preliminary Title Report	\$ 250
County Appraisal Cost	\$ 3,500
Owner Appraisal Cost:	\$ 4,500
DOFM Real Property Costs:	\$ 5,000
Total Estimated Acquisition Costs:	\$170,922

While Facilities Management will cover the due diligence costs (appraisal and title) at the time of this property transaction, the Transportation Department will reimburse Facilities Management for this cost. The budget adjustment attached (Schedule A) is necessary to allow this transaction. The remaining costs will be paid directly by the Transportation Department.

All costs associated with this property acquisition are fully funded in the Transportation Department's budget for FY 08/09. Thus, no additional net county cost will be incurred as a result of this transaction.

SCHEDULE A

Increase Estimated Revenues:

10000-7200400000-778280	Interfund-Reimb for Services	\$8,250
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Increase Appropriations:

10000-7200400000-525400	Title Company Services	\$ 250
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10000-7200400000-524550	Appraisal Services	\$8,000
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