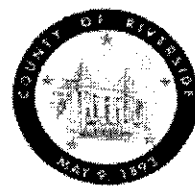


857A



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

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, Auditor-Controller

BY *Samuel Wong* 6/23/08
Deputy
SAMUEL WONG

FROM: Department of Facilities Management and Transportation Department **SUBMITTAL DATE:** May 28, 2008

SUBJECT: Acquisition Agreement and Temporary Construction Easement Agreement for the River Road Bridge Expansion 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 121-060-007 and authorize the Chairman of the Board to execute these agreements on behalf of the County;

(Continued)

[Signature]

Juan C. Perez, Director
Transportation Department

[Signature]

Robert Field, Director
Department of Facilities Management

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 6-5-08
SYNTHIA M. GUNZEL
Deputy

FINANCIAL DATA	Current F.Y. Total Cost:	\$107,407	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: 88.5%; Measure A 11.5%	Federal Highway Bridge Program	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*
Jennifer L. Sargent

County Executive Office Signature

Policy
 Consent
 Dept't Recomm.:
 Consent
 Per Exec. Ofc.:

Prev. Agn. Ref.: 3/18/08, 3.23; 4/22/08, District: 2 Agenda Number: 3.20

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.45

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;
3. Allocate the sum of \$89,357 for the purchase of the portion of real property and transaction costs in the amount of \$18,050; and
4. Authorize the Auditor-Controller to amend Facilities Management's FY 2008/09 Real Property budget as specified on Schedule A.

BACKGROUND:

The River Road Bridge is located on the Santa Ana River within the Prado Dam detention basin. Since construction of the dam, a process of sediment deposition has steadily raised the riverbed at the bridge crossing. This process has severely reduced the waterway opening under the bridge subjecting it to debris accumulation, overtopping and structural damage during even modest storm flows within the river. This situation has resulted in closures over extended periods of time and it requires constant sediment removal to maintain the waterway. The bridge is structurally deficient and its width is substandard for its classification. Other issues include: lacking standard shoulders, a sidewalk for safe pedestrian crossing and an adequate number of traffic lanes to accommodate expected future traffic. In addition, the bridge has a higher than typical accident rate and does not provide space for a planned regional recreation trail. The proposed project would provide a replacement bridge that would remedy these conditions.

In June 2005, a final Environmental Assessment (EA) and Environmental Impact Report (EIR) were jointly completed and approved by the Federal Highway Administration (FHWA), California Department of Transportation (Caltrans) and the Riverside County Transportation Department (RCTD) to evaluate a range of alternatives for replacing the existing River Road Bridge over the Santa Ana River in Riverside County and selecting a preferred project for subsequent design and construction.

The proposed project consists of the construction of a four-lane bridge of 1,200-feet in length, with approximately 1,000 feet of approach road on each side of the Santa Ana River. The proposed bridge will replace the existing two-lane, 612-foot long bridge, and would correct the noted deficiencies and provide for adequate traffic handling capacity.

The Department of Facilities Management has negotiated the acquisition of a portion of Assessor's Parcel Number 121-060-007 for the purchase price of \$89,357 from Kristin N. Erickson, Executor of the Estate of Landon E. Erickson. In addition, there are transaction costs of approximately \$18,050 associated with this acquisition.

BACKGROUND: (Continued)

The agreements and deeds have 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 121-060-007:

Purchase Price:	\$ 89,357
Estimated Title and Escrow Charges:	\$ 5,000
Preliminary Title Report:	\$ 250
County Appraisal Cost:	\$ 2,800
Owner Appraisal Cost:	\$ 5,000
DOFM Real Property Costs	<u>\$ 5,000</u>
Total Estimated Acquisition Costs	\$107,407

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

All costs associated with this property acquisition are fully funded in the Federal Highway Bridge Program and Measure A Funds for FY 08/09. Thus, no net county costs will be incurred as a result of this transaction.

SCHEDULE A

Increase Estimated Revenues:

10000-7200400000-778280 ✓	Interfund-Reimb for Services ✓	\$8,050
---------------------------	--------------------------------	---------

Increase Appropriations:

10000-7200400000-525400 ✓	Title Company Services ✓	\$ 250
---------------------------	--------------------------	--------

10000-7200400000-524550 ✓	Appraisal Services ✓	\$7,800
---------------------------	----------------------	---------