

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

339





FROM: Department of Facilities Management and Transportation **SUBMITTAL DATE:**
Department July 8, 2008

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 963-060-024 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;

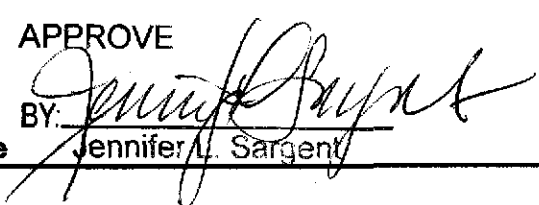
(Continued)

 _____ Juan C. Perez, Director Transportation Department	 _____ Robert Field, Director Department of Facilities Management
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FINANCIAL DATA	Current F.Y. Total Cost:	\$743,742	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: 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

Policy


Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: #3.21, 3/18/08, #9.6, District: 3 | Agenda Number:
4/22/08

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.70

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, AUDITOR-CONTROLLER
 BY:  8/5/08
 SUSANA GARCIA-BOCANEGRA
 Departmental Counselor
 SYNTHIA M. GUNZEL
 DATE: 7-21-08
 FORM APPROVED COUNTY COUNSEL

RECOMMENDED MOTION: (Continued)

3. Authorize the Auditor-Controller to amend Facilities Management's FY 2008/09 Real Property budget as specified on Schedule A; and
4. Allocate the sum of \$712,492 to purchase a portion of real property and \$31,250 to pay all related transaction 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 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 963-060-024 from FV Crossings, LP, a California limited partnership for a purchase price of \$712,492. There are transaction costs of \$31,250 associated with this acquisition.

The agreements 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 963-060-024:

Purchase Price:	\$712,492
Estimated Title and Escrow Charges:	\$ 10,000
Preliminary Title Report	\$ 250
County Appraisals and County Appraisal Review	\$ 11,000
Owner Appraisal Cost:	\$ 5,000
DOFM Real Property Costs:	\$ 5,000
Total Estimated Acquisition Costs:	\$743,742

Department of Facilities Management and Transportation Department
Acquisition Agreement and Temporary Construction Easement Agreement for the Clinton Keith
Road Extension Project
July 8, 2008
Page 3

FINANCIAL DATA: (Continued)

While Facilities Management will cover the cost for the due diligence services (Preliminary Title Report and Appraisals) at the time of this property transaction, it is understood that the Transportation Department will reimburse Facilities Management for these 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 Transportation Department's budget for FY 08/09. Thus, no net county cost will be incurred as a result of this transaction.

SCHEDULE A

Increase Estimated Revenues:

10000-7200400000-778280✓	Interfund-Reimb for Service	\$16,250
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Increase Appropriations:

10000-7200400000-525400✓	Title Company Services	\$ 250
10000-7200400000-524550✓	Appraisal Services	\$16,000