

566A



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

**FROM:** Department of Facilities Management and Transportation Department **SUBMITTAL DATE:** September 16, 2008

**SUBJECT:** Miles Avenue Road Improvement Project, Indio

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Appraisals of Real Property interests, copies of which are on file with the Department of Facilities Management, Real Estate Division, as shown on Exhibit A;
2. Approve the attached sample Temporary Construction Easement Deed between the County and individual property owners (each listed in Exhibit A) which has been reviewed and approved in substantial form by County Counsel to be used as the form agreement;

(Continued)

Juan C. Perez, Director  
Transportation Department

Robert Field, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$349,988	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	08/09

<b>SOURCE OF FUNDS: TUMF (CVAG)</b>	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE

BY:   
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL  
 BY:   
 CYNTHIA M. GUNZEL  
 DATE: 8-7-08  
 Departmental Concurrence

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

Prev. Agn. Ref.: District: 4 Agenda Number:

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

3.29

**RECOMMENDED MOTION:** (Continued)

3. Authorize the Department of Facilities Management, Real Estate Division, to negotiate for the necessary temporary property rights from the owners of forty-four properties along the north and south side of Miles Avenue in the City of Indio;
4. Authorize the Director of Transportation Department or designee to sign the Temporary Construction Easement Deed upon execution by each individual property owner after County Counsel approval as to form and as long as the Agreements remain unchanged except those sections pertaining to the individual properties and owners; and
5. Authorize the Director of Facilities Management or his designee or the Director of the Transportation Department or his designee to execute any other documents and administer all actions necessary to complete these transactions.

**BACKGROUND:**

The Miles/Clinton project has been segmented into three phases. Phase 1 will widen Miles Avenue to four lanes, replace existing low water crossing with a bridge and construct storm drain improvements that will outlet into the Whitewater River. These improvements are currently under construction. Phase 2 will widen Miles Avenue between Madison Street and Ash Street to four lanes and construct curb, gutter, sidewalk and storm drain improvements within existing right of way. Phase 3 will improve the intersection of Miles Avenue and Clinton Street and widen Clinton Street between Miles Avenue and Fred Waring Drive to four lanes.

For Phase 2, all of the street improvements will be constructed within the existing right of way, but it will be necessary to perform minor grading and reconstruct driveway improvements on private property to provide for smooth transitions. Construction on these adjacent private properties will be for a period of approximately four months.

To improve access out of the properties along Miles Avenue, the County will offer most of the property owners the opportunity to select a three point turn around concrete driveway pad, to be built on their private property. To obtain the necessary rights, each property owner will be asked to sign a recordable TCE agreement, and those owners that select the three point turn around concrete driveway will also be asked to sign a ROE agreement.

This Form 11 has been reviewed and approved by County Counsel as to legal form.

**FINANCIAL DATA:**

The following summarizes the funding necessary for the acquisition of temporary interests from forty-four property owners associated with the Phase 2 improvements:

Purchase Price:	\$ 284,988
Estimated Title and Escrow Charges:	\$ 0
County Appraisal Cost:	\$ 0
DOFM Real Property Costs (Staff Time)	\$ <u>65,000</u>
Total Estimated Acquisition Costs	\$ 349,988

Facilities Management has already covered the costs for due diligence (appraisal and title report) and will be or has been reimbursed by the Transportation Department. Since the rights being sought are temporary in nature, there will be no escrows, thus there will be no escrow or recording fees.

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

## EXHIBIT A

APN	Owner	Appraisal	Property Address
608-041-056	Escobedo, Francisco & Amparo	\$14,375	81026 Miles Avenue
608-041-055	Martinez, Ramon & Isidra	\$7,475	81038 Miles Avenue
608-041-054	Angelita Nieto	\$10,575	81052 Miles Avenue
608-041-053	Johnson, Earnest & Joy	\$12,890	81066 Miles Avenue
608-041-052	Stevenson, Scott James & Heriberta	\$6,150	81078 Miles Avenue
608-041-051	Tanya Sanchez	\$5,145	81092 Miles Avenue
608-041-050	Edith M. Lambert Trust	\$6,160	81104 Miles Avenue
608-041-049	Eneida Cedeno	\$4,750	81118 Miles Avenue
608-041-048	Puga, Antonio & Elena	\$5,505	81130 Miles Avenue
608-041-047	Nancy Castro	\$8,315	81142 Miles Avenue
608-041-046	Valenzuela, Louis & Rebecca	\$2,990	81154 Miles Avenue
608-041-045	Alice A. Bukowski	\$6,225	81166 Miles Avenue
608-045-006	Alfredo R. Gutierrez	\$6,250	81178 Miles Avenue
608-045-007	D. Jayne Strickland	\$7,430	81194 Miles Avenue
608-045-008	Pedro Martinez	\$8,345	81210 Miles Avenue
608-045-009	Virginia C. Valdez	\$7,580	81226 Miles Avenue
608-045-010	Dervishi Trust	\$6,510	81238 Miles Avenue
608-053-018	Ricardo Lua	\$6,150	81254 Miles Avenue
608-053-019	Minerva Luna	\$4,450	81264 Miles Avenue
608-053-020	Zajac, Rudy & Vivian L.	\$4,300	81280 Miles Avenue
608-053-021	Alvarez, Jorge & Reyna D.	\$4,395	81292 Miles Avenue
608-053-022	Ramirez, Pedro & Sofia M.	\$6,930	81298 Miles Avenue
608-053-023	Ellen M. Kreizinger	\$7,690	81322 Miles Avenue
608-161-001	Vasquez, Ruben & Mira	\$6,500	45020 Elm Street
608-161-008	Anna Nava	\$4,095	81301 Miles Avenue
608-162-001	Valencia, Juan Pedro & Maria Irma	\$5,430	45040 Birch Street
608-162-002	Gerard Colyn & Melissa Ballard	\$2,220	81351 Miles Avenue
608-053-024	Martinez, Juan & Isabel	\$7,280	81340 Miles Avenue
608-053-026	Camarena, Arturo & Gladis C.	\$8,195	81368 Miles Avenue
608-053-027	Kuhn Trust	\$9,240	81380 Miles Avenue
608-053-028	Castro, Miguel & Ofelia	\$2,960	81394 Miles Avenue
608-053-029	Teodoro Meza	\$6,385	81416 Miles Avenue
608-053-030	Figueroa, Isidro & Rita Perez	\$8,605	81428 Miles Avenue
608-053-031	Silvia Chapa	\$7,455	81436 Miles Avenue
608-053-032	Ophelia D. Smith Trust	\$5,140	81452 Miles Avenue
608-053-033	Quinoz, Jesus & Alicia M.	\$4,750	81474 Miles Avenue
608-162-003	Haro, Micaela Calderon & Ramon	\$6,980	81363 Miles Avenue
608-162-004	Moreno, Anastacio R. & Lupe V.	\$6,275	81367 Miles Avenue
608-162-005	Michael P. Leydekkers	\$4,515	81381 Miles Avenue
608-162-006	Sauceda, Belen & Pablo A.	\$4,215	81395 Miles Avenue
608-162-007	Frances E. Hern	\$6,055	81411 Miles Avenue
608-162-008	Abel Flores	\$4,560	81416 Miles Avenue
608-162-009	Maria Teresa T. Barranco	\$5,810	45045 Ash Street
608-053-025	Abdon Tzompantzi	\$7,738	81362 Miles Avenue
<b>Total</b>		<b>\$284,988</b>	