

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

211



FROM: Department of Facilities Management and Transportation Department **SUBMITTAL DATE:** September 12, 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 a portion of Assessor's Parcel Number 963-060-005 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

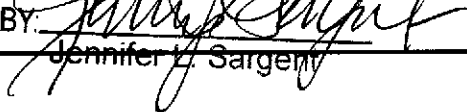
FINANCIAL DATA	Current F.Y. Total Cost:	\$470,700	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

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

County Executive Office Signature

BY: 
Jennifer L. Sargent

Policy

Consent

Dep't 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

3.29

FISCAL PROCEDURES APPROVED BY ROBERTE BYRD, AUDITOR-CONTROLLER
 FORM APPROVED COUNTY COUNSEL BY: Synthia M. Gunzel DATE: 10/13/08
 SYNTHIA M. GUNZEL
 Departmental Concurrence: SUSANA GARCIA-BOCANEGRA

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 \$424,000 to purchase a portion of real property and \$46,700 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 963-060-005 from Martin Arthur Rindahl and Janis Lee Craven-Greenberg for a purchase price of \$424,000. There are transaction costs of \$46,700 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 963-060-005:

Purchase Price:	\$424,000
Estimated Title and Escrow Charges:	\$ 10,000
Preliminary Title Report	\$ 250
County Appraisals and County Appraisal Review	\$ 23,950
Owner Appraisal Cost:	\$ 5,000
DOFM Real Property Costs:	\$ 7,500
Total Estimated Acquisition Costs:	\$470,700

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	\$29,200
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Increase Appropriations:

10000-7200400000-525400	Title Company Services	\$ 250
10000-7200400000-524550	Appraisal Services	\$28,950