

**Real Property Acquisition Questionnaire for ASR**  
**ASR 26001024 - Grant Deed and Agreement for Cow Camp Road Segment 2**  
**Meeting Date: 5/5/2026**

1. What property interest is being considered for acquisition?  
Right of Way.
- a) Why is this property being considered for acquisition?  
The right of way acquisition will allow for the construction of Cow Camp Road Segment 2 – Phase 2C-2 and mitigate the anticipated traffic impacts in connection with the Ranch Plan development.
- b) How and who identified this property for a potential acquisition?  
The property was identified through the Final Environmental Impact Report 584 and 589 (IP 03-226) and was approved by the Board of Supervisors on November 8, 2004, and October 24, 2006, respectively.
- c) What factors are key in recommending this property for acquisition?  
The right of way will allow for the construction Cow Camp Road Segment 2 – Phase 2C-2.
- d) How does the proposed acquisition fit into the County's/District's strategic or general plan?  
Cow Camp Road is included in the County's Circulation Element of the General Plan.
- e) What are the short and long term anticipated uses of the property?  
The right of way will be used transportation related uses.
- f) Are there any limitations on the use of the property for its intended purposes?  
Property's use is limited to right of way.
2. What analysis has been performed as to whether to acquire the proposed real property interest?  
Cow Camp Road Segment 2 – Phase 2C-2 has been reviewed through the Street Improvement Plan permitting process.
- a) Have there been any internally or externally prepared reports regarding this property acquisition?  
Yes; related environmental, engineering studies, design reports and construction plans on file with OC Public Works.
- b) Who performed the analysis? County of Orange.
- c) Provide details about the analysis and cost/benefit comparison. N/A
3. How was the acquisition price, determined?  
N/A
- a) Who performed the appraisal or market study and what certifications do they possess?  
N/A
- b) How does the price/rent compare with comparable properties?  
N/A
- c) Does the setting of the price/rent follow industry standards and best practices? N/A
- d) What are the specific maintenance requirements and other costs within the agreement and who is responsible? Provide an estimate of the costs to the County/District if applicable. N/A.

4. What additional post-acquisition remodeling or upgrade costs will be needed for the property to meet its intended use? **N/A**
  - a) Will any of the upgrades be required to meet County, ADA, or other standards and requirements? **N/A**
  - b) Include estimates of the costs. **N/A**
  - c) What department will be responsible for the costs? **N/A**
5. Can the County terminate the purchase/easement? **No, the right of way is to be acquired for a permanent roadway.**
  - a) What would be necessary to terminate the agreement, and when can it be terminated? **N/A**
  - b) Are there penalties to terminate the purchase/easement, or lease/license? **N/A**
6. What department will be responsible for the acquisition payments? **N/A**
  - a) Are the acquisition costs budgeted in the department's budget? **N/A**
  - b) What fund number will the funds for the acquisition ultimately be drawn from? **N/A**
  - c) Will any restricted funds be used for the acquisition? **No**
  - d) If restricted funds will be used, has County Counsel advised that this is an allowable use of the proposed restricted funds? **N/A**
7. Does the proposed purchase/lease/license/easement agreement comply with the CEO Real Estate standard language? **N/A**
  - a) List any modified clauses and reasons for modification. **N/A**
8. If this is a lease, is it a straight lease, an operating agreement, a lease with an option to purchase, or a capital lease (see details below)? **Not a lease.**