

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

530



FROM: TLMA - Transportation Dept.

SUBMITTAL DATE:
October 19, 2004

SUBJECT: Improvement and Credit Agreement for the Transportation Uniform Mitigation Fee Program for William Lyon Homes

RECOMMENDED MOTION: Approve and execute the Improvement and Credit Agreement for the Transportation Uniform Mitigation Fee Program for William Lyon Homes

BACKGROUND: William Lyon Homes has recently completed the construction of Washington Street from Markham Street north for a distance of approximately 4,370 feet to connect to the existing paved portion south of Van Buren Boulevard. This includes both frontage improvements adjacent to their Tract 29622, and the off-site paving as required by their conditions of approval (as shown on the attached Exhibit A). The attached agreement provides for the issuance of credits from the Transportation Uniform Mitigation Fee (the "TUMF") program for the costs of improvements to Washington Street and the improvements at the intersection of Washington Street with Van Buren Boulevard. Washington Street is an identified facility in the TUMF Program, and the Developer is therefore eligible for fee credits and reimbursement for completing the construction.

Departmental Concurrence

George A. Johnson
Director of Transportation

GAJ:FK:rd
attachment

(Continued On Attached Page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A
SOURCE OF FUNDS: \$1,822,100 in credits from fees collected by the Transportation Uniform Mitigation Fee Program				Positions To Be Deleted Per A-30 <input type="checkbox"/> Requires 4/5 Vote <input type="checkbox"/>

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

County Executive Office Signature

Policy Policy

Consent Consent

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

Prev. Agn. Ref.

District: 1

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

3.49

The Honorable Board of Supervisors

RE: Improvement and Credit Agreement for the Transportation Uniform Mitigation Fee
Program for William Lyon Homes

October 19, 2004

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This agreement provides only for the issuance of credits to be granted at the time of collection of TUMF fees established by Ordinance No. 824. The TUMF fee is collected by the County of Riverside on behalf of the Western Riverside Council of Governments ("WRCOG") prior to issuance of a certificate of occupancy for a building permit. The credits to be issued under this agreement are calculated to be \$1,822,100, based on 274 single-family residences in Tract No. 29622 at a rate of \$6,650.00 per dwelling unit. The improvements are eligible for a combined TUMF credit and reimbursement of up to \$3,286,757 based on the TUMF eligible costs, as determined by the Transportation Department. A separate agreement, subject to the approval of both the County and WRCOG, will be required to reimburse any of the costs of the improvements that exceed the credits provided for under this agreement. Upon Board approval of this Improvement Credit Agreement, it shall be forwarded to WRCOG for their approval. WRCOG staff have reviewed this agreement and concur with it.

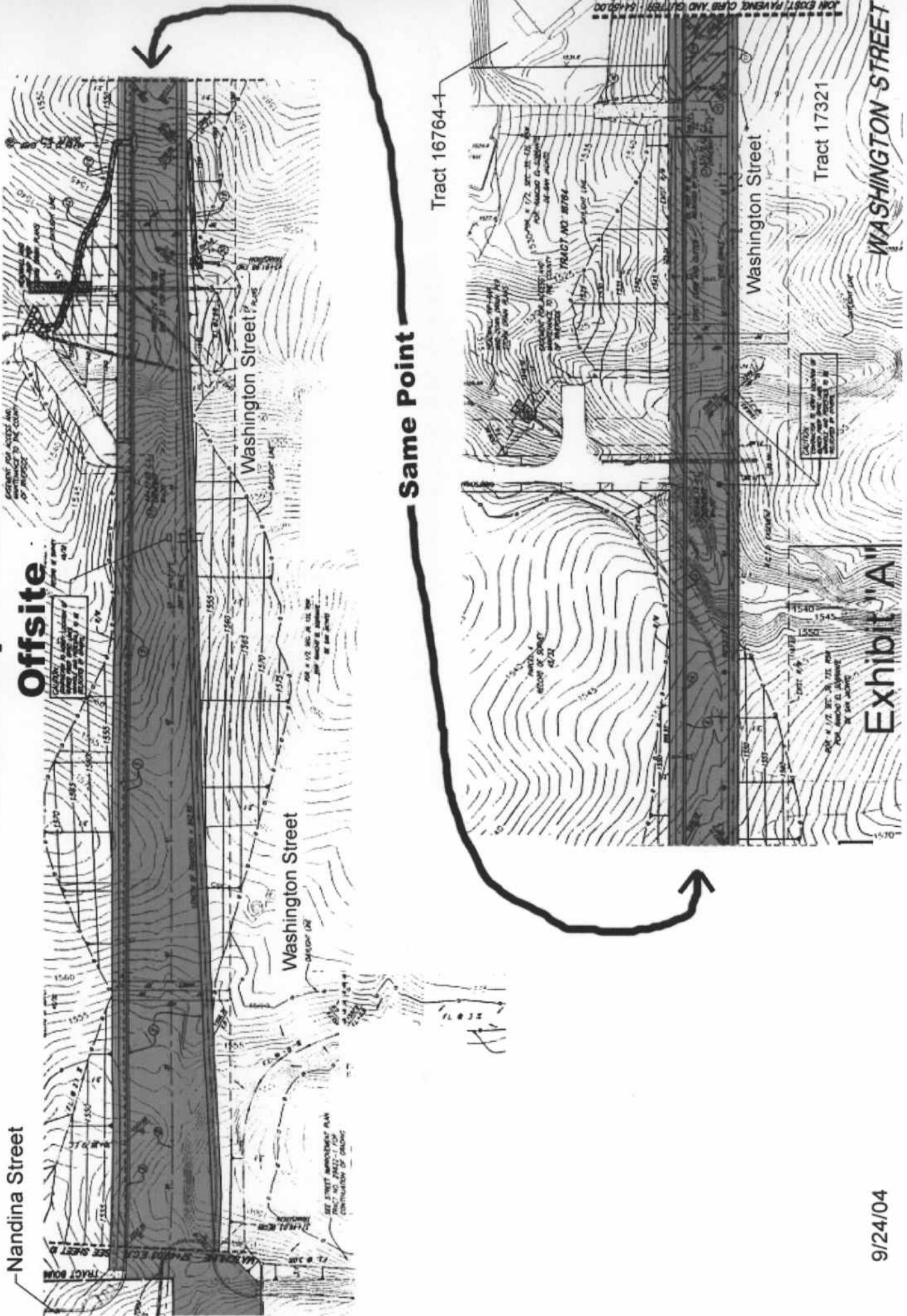
Washington Street - Tract 29622-1 Street Improvements Onsite

- Street
- Sidewalk



Washington Street- Tract 29622-1 Street Improvements

● Street



Washington Street- Tract 29622-1 Street Improvements Offsite

- Streets

