

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

255 A



FROM: TLMA - Transportation Dept.

SUBMITTAL DATE:
December 30, 2005

SUBJECT: Improvement and Credit Agreement Transportation Uniform Mitigation Fee Program for Shadow Ridge II, LLC

RECOMMENDED MOTION: Approve and Execute the Improvement and Credit Agreement Transportation Uniform Mitigation Fee Program for Shadow Ridge II, LLC

BACKGROUND: The attached agreement provides for the issuance of credits from the Transportation Uniform Mitigation Fee ("TUMF") program for the costs of improvements to Menifee Road. These costs include the construction of the east half of Menifee Road from Glencoe Lane to 140 feet north of First Star Court for Tract Map 30105. These improvements include the construction of facilities that are required by conditions of approval of Tract No. 30105, which is owned by Shadow Ridge II, LLC.

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. Tract 30105 has a total of 99 single-family residences

Departmental Concurrence

George A. Johnson
Director of Transportation

GAJ:FK:da

(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:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	05/06
SOURCE OF FUNDS: 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

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

Prev. Agn. Ref.

District: 3

Agenda Number:

The Honorable Board of Supervisors

RE: Improvement and Credit Agreement Transportation Uniform Mitigation Fee Program for

Shadow Ridge II, LLC

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with a total TUMF obligation of \$547,338. TUMF fees have been collected for 66 single-family residences for a total of \$307,854. Tract No. 30105 is still obligated to pay \$189,024 in TUMF fees for the remaining 33 single-family residences at a rate of \$7,248 minus \$1,520 (Scott Road Zone A Road and Bridge Benefit District TUMF Credit) for a total of \$5,728 per unit, under the TUMF program. Upon execution of this agreement, the County will credit up to \$189,024 of the unpaid TUMF fees and refund \$122,265.76 of the paid TUMF fees for the cost of improvements based on the project contract amount, as approved by the Transportation Department.