

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

734A



FROM: TLMA - Transportation Dept.

SUBMITTAL DATE:

May 1, 2006

SUBJECT: Improvement and Credit Agreement for the Transportation Uniform Mitigation Fee Program for Wildomar-Riverside, L.P.

RECOMMENDED MOTION: Approve and Execute the Improvement and Credit Agreement for the Transportation Uniform Mitigation Fee Program for Wildomar-Riverside, L.P.

BACKGROUND: The attached agreement provides for the issuance of credits from the Transportation Uniform Mitigation Fee (the "TUMF") program for the costs of improvements to construct approximately 2,000 linear feet of Grand Avenue along the frontage of Tract No. 29513, which is located between Sheila Lane at the southerly end and Tranquil Lane at the northerly end. These improvements include the construction of facilities that are required by conditions of approval of Tract No. 29513, which is owned by Wildomar-Riverside, L.P.

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. TUMF fees have not been collected for the 91 single-family residences in Tract No. 29513.

Departmental Concurrence

George A. Johnson
Director of Transportation

GAJ:FK:rdf

(Continued On Attached Page)
(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:	05/06

SOURCE OF FUNDS: \$659,568 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: 1st

Agenda Number:

3.28

COUNTY COUNSEL

APR 25 2006

BY

The Honorable Board of Supervisors

RE: Improvement and Credit Agreement for the Transportation Uniform Mitigation Fee Program for Wildomar-Riverside, L.P.

May 1, 2006

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Tract No. 29513 is obligated to pay \$659,568 in TUMF fees for 91 single-family residences at a rate of \$7,248 per unit, under the TUMF program. The TUMF unit cost assumption for improvements to Grand Avenue is \$798,074.47. The initial TUMF credit to the developer shall be the total TUMF obligation for Tract No. 29513, since it is less than the TUMF unit cost assumption for this segment. Upon execution of this agreement, the County will credit up to \$659,568 of the unpaid TUMF fees for the cost of improvements, as approved by the Transportation Department. Once the project completes construction and verifies costs, the Developer may submit a request to the County and WRCOG for reimbursement of costs above their initial credit amount, not to exceed the TUMF unit cost assumption for this segment of Grand Avenue.

GRAND AVENUE STREET IMPROVEMENTS

TUMF Segment – Grand Avenue

Ortega to Central, 7 Miles
Existing Lanes - 2
Increase Lanes - 2

Total Cost - \$18,311,000

Proposed Street Improvements – (See attached exhibit)

1. Construction of One lane, south half of Grand Ave, Station 21+57.00 to Station 41+66.85

Total length - 2,009.85' = 0.38 miles
% of total TUMF segment - 5.4%
Total TUMF Credit Available - $5.4\% \times \$18,311,000 = \$995,734.94/2 = \$497,867.47$

2. Construction of One lane, north half of Grand Ave, Station 27+07.00 to Station 41.66.85 (Separate segments)

Station 27+07.00 to Station 32+25.40
Station 33+23.22 to Station 39+00.00
Station 29+50.00 to Station 41+66.85

Total length - 1,327.03' = 0.25 miles
% of total TUMF segment - 3.6%
Total TUMF Credit Available - $3.6\% \times \$18,311,000 = \$659,196/2 = \$329,598$

3. Money set aside for curb/gutter and sidewalk for north side - \$29,392. This was calculated using the unit cost assumption that was in the engineers estimate.

**TUMF Credit Available for segment (based on the TUMF unit cost assumption) =
\$497,867.47 + \$329,598 - \$29,391 = \$798,074**

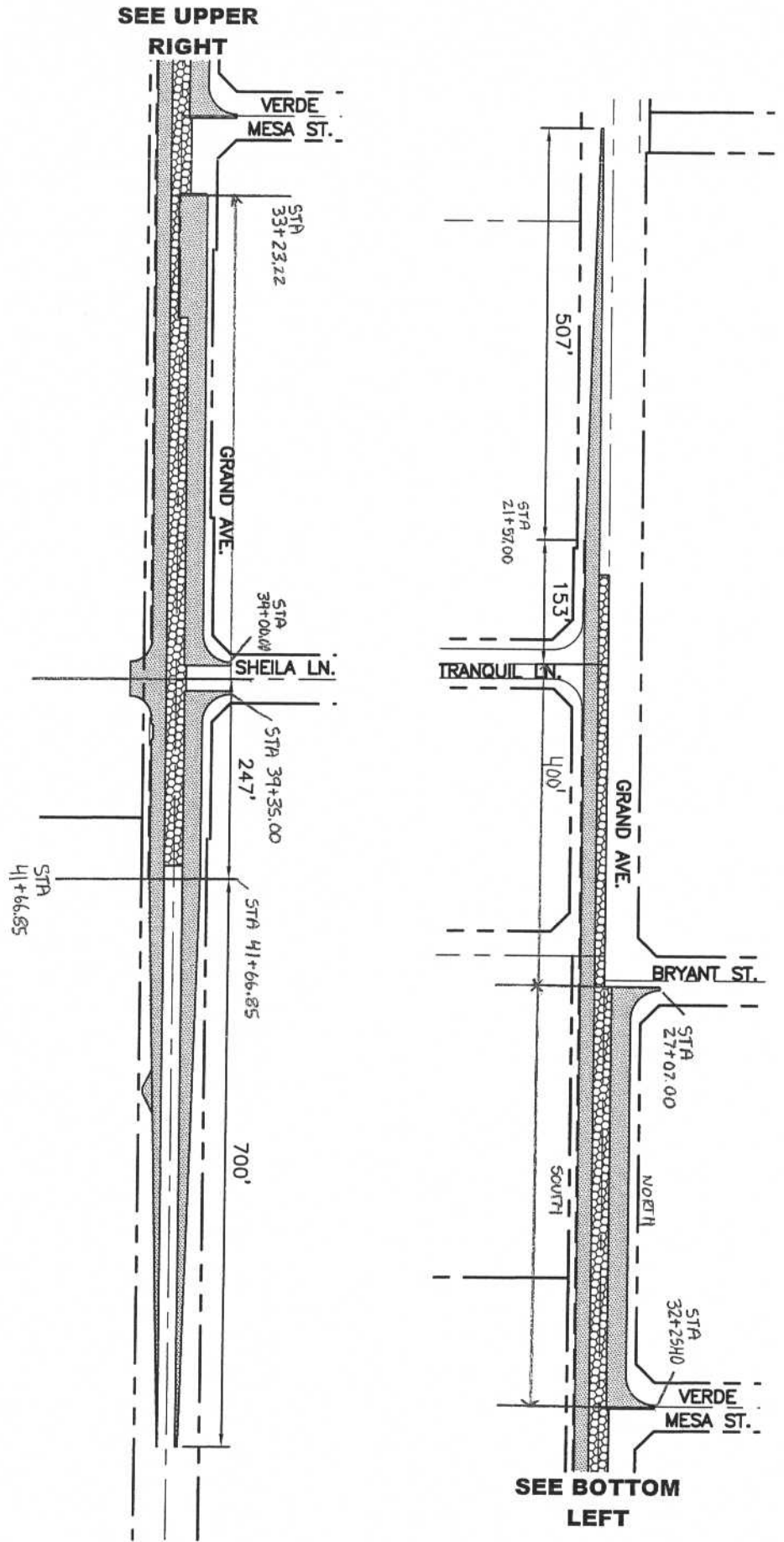
The initial credit shall be the lesser of the following:

1. Engineers Estimate (\$1,514,891.78)
2. Developer TUMF obligation (\$659,568)
3. TUMF unit cost assumption. (\$798,074.47)

Initial Credit shall be = \$659,568

(Per section 14.2 of the Improvement/Credit TUMF Agreement)

GRAND AVENUE TUMF ROADWAY CONFIGURATION



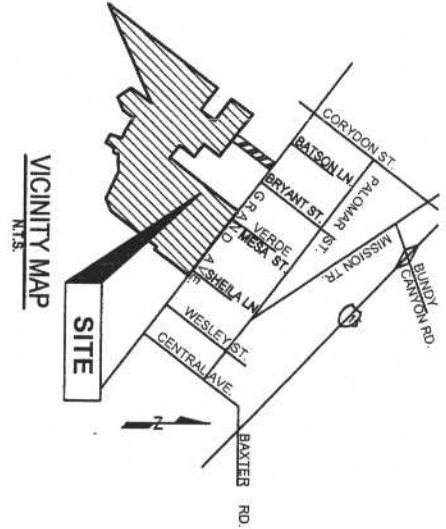
TETRA TECH, INC.
 10001 Tetra Tech Center, Irvine, CA 92618
 (949) 261-1000 • Fax (949) 261-0900

CONSTRUCT 0.1' MIN. GRIND AND OVERLAY COLD-PLANE
 TUMF LANE

SCALE: 1"=200'



TRACT MAP NO. 29513 LOCATION MAP



SCALE: 1"=500'

