

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

588



FROM: TLMA - Transportation Dept.

SUBMITTAL DATE:
5/2/07

SUBJECT: Project Agreement for the Transportation Uniform Mitigation Fee Program (TUMF) for WL Homes, LLC, dba John Laing Homes, a Delaware LLC (John Laing).

RECOMMENDED MOTION: That the Board of Supervisors:
 1) Approve the Project Credit Agreement for the TUMF Program with John Laing Homes in the amount not to exceed \$752,913;
 2) Authorize the Chairman to sign the Project Agreement.

BACKGROUND: The attached agreement provides for the credit/reimbursement of previously paid fees from the TUMF program for the costs of improvements to construct the four outer most lanes of Winchester Road along the frontage of Tract No 31330. These improvements include the construction of facilities that are required by conditions of approval of Tract No. 31330, which is owned by John Laing Homes (Developer). The TUMF fee obligation is \$752,913 and the Developer has paid for 33 lots at a fee rate of \$7,248 per dwelling unit for a total of \$239,184.

The Transportation Department has determined that the Developer would be eligible for a credit

George A. Johnson
 George A. Johnson
 Director of Transportation

(Continued On Attached Page)

COUNTY COUNSEL

JUL 05 2007

BY *Paul S. Wells* Departmental Concurrence

Paul S. Wells

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	06/07

SOURCE OF FUNDS: \$752,913 from the TUMF Program (100%)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:
 APPROVE
 BY *Tina Grande*
 County Executive Office Signature
 Tina Grande

- Policy
- Policy
- Consent
- Consent

Prev. Agn. Ref. | District: 3 | Agenda Number:

ATTACHMENTS FILED
 WITH THE CLERK OF THE BOARD

3.63

The Honorable Board of Supervisors

RE: Project Agreement for the Transportation Uniform Mitigation Fee Program (TUMF) for WL Homes, LLC, dba John Laing Homes, a Delaware LLC (John Laing).

5/2/07

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not to exceed \$513,729 and a refund of \$239,184 from the TUMF Program. Upon completion of improvements, acceptance by the County, and cost verification, the Transportation Department will determine the exact credit/reimbursement amount due to the Developer.

The total credit/reimbursement amount from the TUMF Program will not exceed \$752,913. The project is anticipated to be completed by the fall of Fiscal Year 07/08 and expenditures will be incurred then.

Summary of Eligibility, Obligation, Unit Cost Assumption for TUMF Credit/Reimbursement

For TR 31330, the following is a list of eligible streets under the TUMF Program
Winchester Road (SR-79)

Initial Credit will be lesser of the following (per section 14.2 of this agreement)
(See Exhibit E-2 for TUMF Obligation and Unit Cost Assumption details)

TUMF Obligation	\$	752,913
TUMF Unit Cost Assumption	\$	877,168
Improvement Costs Per Low Bid	\$	847,878
<u>Improvement Costs Breakdown</u>		
Construction Cost	\$	603,748
Planning (10% = \$60,375) [Survey]	\$	32,818
Engineering (25% = \$150,937) [Bid Administration, Preconstruction, Design Engineering, Soils Tests - asking for \$165,612]	\$	150,937
Contingency (10%)	\$	60,375

The initial credit/reimbursement shall not exceed the TUMF Obligation shown above.

TUMF OBLIGATION CALCULATION

Dwelling Unit Type	Fee Rate	Units	Amount
Single Family Dwelling Unit	PAID \$ 7,248	33	\$ 239,184
Single Family Dwelling Unit	\$ 9,693	53	\$ 513,729
Obligation Total		86	\$ 752,913

TUMF UNIT COST ASSUMPTION CALCULATION

SR-79 (Winchester Road)		Costs	Amount
Keller to Thompson	2.5 miles	New Lane	\$ 6,400,000
Existing Lanes	2	ROW	\$ 8,500,000
Increase Lanes	4	Bridge	\$ -
		Planning	\$ 640,000
		Engineering	\$ 1,600,000
		Contingency	\$ 1,490,000
		Cost Total	18,630,000
		Cost/Lane (ft)	353
Construction Cost		Linear Feet	Amount
Lane 3	Sta. 375+80.00 to Sta. 384+50.00	870	\$ 306,972
Lane 4	Sta. 375+25.00 to Sta. 385+49.60	1025	\$ 361,662
Lane 5	Sta. 374+90.00 to Sta. 383+99.52	775	\$ 273,452
Lane 6	Sta. 379+95.01 to Sta. 381+29.01	124	\$ 43,752
Lane 3	West Taper Sta. 374+90.00 to 375+80.00 (1/2 Credit 90'/2 = 45')	45	\$ 15,878
Lane 4	West Taper Sta. 373+99.59 to 375+25.00 (1/2 Credit 125'/2 = 63')	63	\$ 22,229
Lane 5	West Taper Sta. 373+99.59 to 374+90.00 (1/2 Credit 90'/2 = 45')	45	\$ 15,878
Lane 6	West Taper Sta. 375+25.00 to 379+25.01 (1/2 Credit 470'/2 = 235')	235	\$ 82,918
		Sub Total	\$ 1,122,740

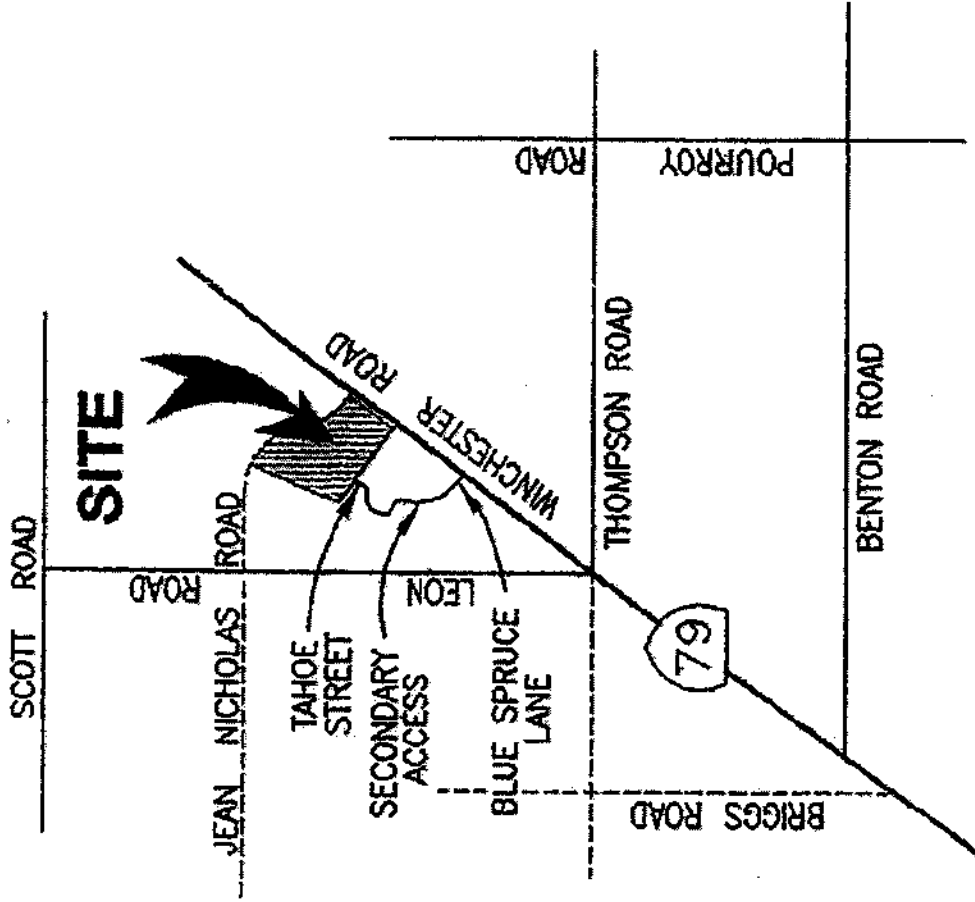
TUMF TOTAL	\$ 1,122,740
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RBBB Overlap		
Lane	Street	Amount
3	Winchester Road Sta. 375+80.00 to Sta. 384+50.00	\$ 100,920
3	Winchester Road West Taper Sta. 374+90.00 to 375+80.00 (1/2 Lane Credit)	\$ 5,220
4	Winchester Road Sta. 375+25.00 to Sta. 385+49.60	\$ 118,900
4	Winchester Road West Taper Sta. 373+99.59 to 375+25.00 (1/2 Lane Credit)	\$ 7,308
4	Winchester Road East Taper Sta. 385+49.60 to 387+77.60 (1/2 Lane Credit)	\$ 13,224
RBBB OVERLAP TOTAL		245,572

TUMF TOTAL	\$ 1,122,740
RBBB OVERLAP TOTAL	\$ (245,572)
TOTAL TUMF UNIT COST ASSUMPTION FOR ELIGIBLE STREET IMPROVEMENTS	\$ 877,168

JOHN LAING HOMES

(Tr. 31330) EXHIBIT "A-2"

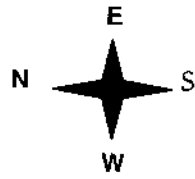
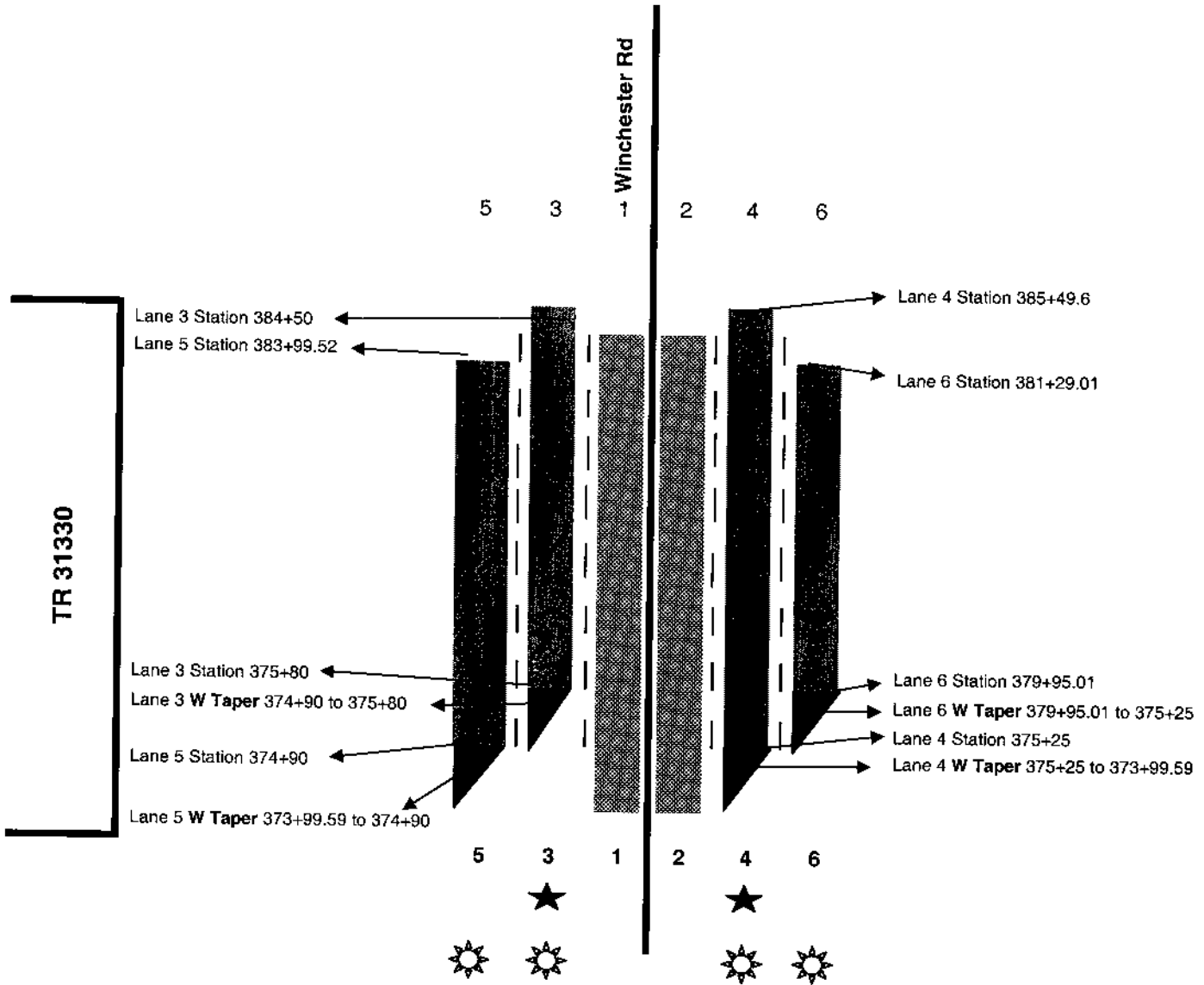


VICINITY MAP



TRACT 31330 WINCHESTER ROAD

EXHIBIT "A-4"



- ★ Lanes 3 and 4 covered under RBBB
- ☀ Lanes 3, 4, 5, and 6 covered under the TUMF program
- ☀ Lanes 3 and 4 are in both RBBB & TUMF
- ▨ Existing Improvements