

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

623



**FROM:** TLMA - Transportation Department

**SUBMITTAL DATE:**  
October 5, 2007

**SUBJECT:** Transportation Uniform Mitigation Fee (TUMF) Improvement and Credit Agreement between the County and Shea Homes LP, a Limited Partnership for road improvements associated with Tract 29214.

**RECOMMENDED MOTION:** That the Board of Supervisors:

- 1) Approve the subject Agreement between the County and Shea Homes LP, a Limited Partnership (Developer); and
- 2) Authorize the Chairman to execute the same.

**BACKGROUND:** The attached Agreement provides a means by which the Developer's eligible costs for construction of certain road improvements are offset against Developer's obligation to pay the applicable TUMF. The improvements include the construction of one southbound lane on Washington Street, one westbound lane on Benton Road and half-width improvements of

*George A. Johnson*  
\_\_\_\_\_  
George A. Johnson  
Director of Transportation

(Continued On Attached Page)

<b>FINANCIAL DATA</b>	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:	07/08
<b>SOURCE OF FUNDS:</b> TUMF - 100%				Positions To Be Deleted Per A-30 <input type="checkbox"/>
				Requires 4/5 Vote <input type="checkbox"/>

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

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
 BY: *Synthia M. Gunzel*  
 SYNTHIA M. GUNZEL  
 DATE: 10-1-07  
 Departmental Concurrence

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

Prev. Agn. Ref.

District: 3

Agenda Number:

**3.42**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors

RE: Transportation Uniform Mitigation Fee (TUMF) Improvement and Credit Agreement between the County and Shea Homes LP, a Limited Partnership for road improvements associated with Tract 29214.

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two northbound lanes on Pourroy Road along the frontages of Tract 29214. These road improvements are identified under the TUMF Program and are required by conditions of approval for Tract 29214, which is owned by the Developer.

The Developer's TUMF obligation for the Tract is \$2,536,577, of which the Developer has paid a total of \$1,682,667.

The Transportation Department has determined that the Developer would be eligible for an initial credit of \$853,910 and an initial refund of \$153,569 from the TUMF Program. Upon completion of improvements, acceptance by the County, and verification of actual costs, the Transportation Department will determine the actual credit and refund amount due to the Developer.