

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



FROM: Supervisor Bob Buster – 1st District

SUBMITTAL DATE: October 16, 2012

SUBJECT: Fast Track authorization for modification to SP 325 and approval-in-concept for a Development Impact Fee Credit Agreement for the construction of "A" Street in the Woodcrest area.

RECOMMENDED MOTION: That the Board of Supervisors join me in:

- 1) Authorizing Fast Track status for modifications to SP 325 and the tract maps associated with this Specific Plan, and;
- 2) Approve-in- concept the attached Project Agreement between the County of Riverside and CV Communities, LLC, and;
- 3) Authorize the Director of Transportation and Land Management and County Counsel to approve a final agreement in substantial conformance to the attached draft.

BACKGROUND: The "A" Street project is a proposed two lane collector road connecting McAllister Parkway to Van Buren Boulevard that is on the County's General Plan. Engineering and environmental work was initiated for this road approximately 3-4 years ago by an approved golf-course residential tentative tract (SP 325, Tract Map 30153) in the unincorporated area, which was required to construct the road referenced to as Fairway Drive in the development approval ("A" Street on the County's General Plan). Design was nearly completed and right-of-way acquisition was about to commence when work ceased and the development project went into foreclosure due to the economic downturn. Since that time, the community's desires to see "A" Street move forward has been heightened by the closure of the extension of McAllister north into the City of Riverside. The "A" Street project is approximately 40% within County jurisdiction and 60% City of Riverside Jurisdiction.

The engineering firm that performed the original road design for the developer was retained by the County Transportation Department to modify the design plans for the project and update environmental work in order to reduce the amount of grading, cost, and environmental impact of this road alignment. The modified design is now completed and the County has started the right-of-way acquisition process.

Bob Buster
1st District Supervisor

Prev. Agn. ref. 3.63 (11/30/10)

Dist. 1/1

AGENDA NO.

3.55

The Honorable Board of Supervisors

RE: Fast Track authorization for modification to SP 325 and approval-in-concept for a Development Impact Fee Credit Agreement for the construction of "A" Street in the Woodcrest area.

October 16, 2012

Page 2 of 2

CV Communities is presently seeking entitlement for the development of 345 single family dwellings within a modified SP 325 and associated maps, which will replace TM 30153. In an effort to expedite the construction of the "A" Street project, the County and the developer wish to enter into a Project Agreement for a cash contribution of \$1,600,000 from CV Communities, LLC towards the construction of "A" Street. "A" Street is in the County's Development Impact Fee Program, which make it eligible to receive fee credit credits as allowed under that program in recognition for the up-front funding contribution. The County will work with the City of Riverside to seek other funding to complete the road project, including advancing other Transportation funds that can be repaid out of the DIF Program as other future development in the area moves forward and pays their DIF fees.

Without this up-front funding contribution and the County's efforts to take the lead role on this project, this road would not be built in the current economic cycle for the foreseeable future. Given this significant funding contribution, and the importance of this roadway connection to the community, I am recommending that the Fast Track Procedures for development approval be implemented for the CV Communities Specific Plan 325A1 and its associated tract maps, per ordinance 348.