



BOARD OF SUPERVISORS COUNTY OF MADERA

MADERA COUNTY GOVERNMENT CENTER
200 WEST 4TH STREET / MADERA, CALIFORNIA 93637
(559) 675-7700 / FAX (559) 673-3302 / TDD (559) 675-8970
Agendas available: www.MaderaCounty.com

Members of the Board

Tom Wheeler
Brett Frazier
David Rogers
Robert L. Poythress
Leticia Gonzalez

The Board of Supervisors

December 20, 2022
Chairman Tom Wheeler

DEPARTMENT Planning Division/CED	DEPARTMENT CONTACT Maria Rocha	AGENDA ITEM o CONSENT CALENDAR
SUBJECT: Funding and Reimbursement Agreement	REQUIRED VOTE: 3/5 Vote Required	DOC. ID NUMBER 22-1077
STRATEGIC FOCUS AREA(S): Community, Infrastructure		
CLERK NOTES: {{motions.text}}		
For Clerk of the Board's Office Use Only		
RESULT: {{voting.status}} [{{voting.for_count}}] TO [{{voting.against_count}}] MOVER: {{motions.mover format="[[firstname]] [[lastname]], [[title]]"}} SECONDER: {{motions.seconder format="[[firstname]] [[lastname]], [[title]]"}} AYES: {{voting.for_names format="[[lastname]]"}}		
Is this item Budgeted? N/A Will this item require additional personnel? No Previous Relevant Board Actions: Gateway Village Specific Plan, Gateway Village Area Plan and Tract Maps 270, 277, 279, 284, 285, 287, 288, 290, 293, 294, 295, 296, 297, 300, 303, 305, 306, 307, 308, 311 and 312 PowerPoint Presentation? No Supporting Documents: Contract/Agreement/MOU		DOCUMENT NO(S).

RECOMMENDED ACTIONS:

Discussion and consideration of entering into an Agreement by and between Groveland Development Corporation, Riverstone Development, LLC, Lennar Homes of California, LLC, and the County of Madera for the funding and reimbursement of the design, engineering, and construction of the full build of Avenue 12 from State Route 41 through the Road 40 intersection and authorize the Chairman to sign.

DISCUSSION / FISCAL IMPACT / STRATEGIC FOCUS:

DISCUSSION:

This agreement requires that the Riverstone Development and Lennar Homes of California fully fund the buildout of Avenue 12 along their property frontage. That construction would result in ultimately an eight-lane facility between State Route 41 and Riverwalk Boulevard. Avenue 12 would then transition to a six-lane facility west of Riverwalk Boulevard and ultimately to a four-lane facility through Road 40. The



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agreement requires Riverstone Development and Lennar Homes to fund the complete cost of all project requirements and would then be subject to full reimbursement from the Road Impact Fee Program once State Route 41 is improved to a four-lane facility north of Avenue 12. The agreement does require an initial reimbursement of \$3,000,000 from Road Impact Fees paid within the development boundaries to be divided between Riverstone and Lennar at the time the Avenue 12 expansion is open to traffic, no additional reimbursement would occur until State Route 41 is improved to a four-lane facility north of Avenue 12.

To avoid overlapping, redundant, and/or inconsistent work, the County has determined that the most efficient method of widening SR 41 is to undertake an integrated project that includes the SR 41 Project along with the continued widening of SR 41 north from the Avenue 12 and Highway 41 Intersection to just north of Avenue 15. The County, in coordination with Caltrans, has completed its environmental review of the Project; identified funding sources, is approaching sixty percent (60%) completion of the construction documents and anticipates commencing construction in calendar year 2024.

The Avenue 12 Project's Street improvements and transition lanes are necessary to mitigate regional impacts arising from existing and new development within Madera County.

The developers included in the agreement consider the Avenue 12 Project to be of mutual benefit and are willing to advance certain costs. The parties have reached an agreement subject to the terms and conditions of the Funding and Reimbursement Agreement.

FISCAL IMPACT:

Funding Sources primarily consist of fees collected by the County from within the Riverstone Development through its Road Impact Fees and the Riverstone Enhanced Infrastructure Financing District Funds.

CONNECTION TO THE COUNTY OF MADERA STRATEGIC PLAN - MISSION 2023:

STRATEGIC FOCUS AREAS

Focus Area 1: Community

Focus Area 6: Infrastructure

ATTACHMENTS

1. Agreement - Avenue 12 Funding & Reimbursement
2. Encroachment Permit - Sample