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**WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS**  
*"Respect local control . . . Provide regional perspective"*

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**NOVEMBER 2006**  
 TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM

**FEATURES**

TUMF 2006  
 Annual 5-Year TIP  
 Review Update

**AGREEMENTS**

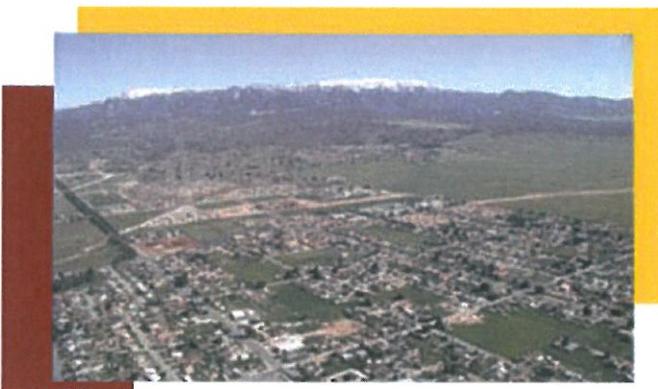
City of Beaumont

**NEWS & VIEWS**

Click [HERE](#) to peruse the latest TUMF Program related news articles

Click [HERE](#) to visit WRCOG's November e-communicator link

Click [HERE](#) to view a presentation of "The History of the TUMF Program"



City of Beaumont Aerial View

**TUMF Spotlight: The City of Beaumont's TUMF Construction Boom**

Incorporated in 1912, the City of Beaumont now covers nearly 30 square miles of scenic land. Its current population of 23,145 is projected to increase to 80,000 during the next 15 years. Clearly, Beaumont and the Pass area are posed to embrace significant changes in the future.

The City of Beaumont's Capital Improvement Plan includes several major transportation and sewer projects, which are currently under construction. The City is also working with the Beaumont-Cherry Valley Water District by installing a recharge water area which connects to several large water reservoirs needed to serve WalMart, Home Depot and other expanding developments. The City utilizes several revenue streams to fund backbone roadway improvements to accommodate this growth. Through the concurrent operations of the City's CFD and TUMF Programs, Beaumont is organizing local developers to directly build-out some of the impacted arterials and to pay TUMF fees that will be used as a return to source to finance the remaining arterial facilities.

The TUMF Program is responsible for funding many of the area's most significant facilities. Presently, the City has contracted with local developers to build an estimated \$90 million of TUMF facilities over the next ten years. Beaumont has completed close to \$15 million in new roadways construction covered under the TUMF program. Over the

**PROGRAM INFORMATION**

Click the following links for additional TUMF Program resources available online.

TUMF fees effective July 3, 2006

2005 Nexus Study

TUMF Administrative Plan

TUMF Fee Calculation Handbook

WRCOG at Work – 54 TUMF Projects Underway

Revenues to Date: \$382 Million

next six months, City management expects to expand developer participation in the TUMF Program by another \$40 million. The City of Beaumont's situation is unique because they started addressing regional growth issues in 1993 by forming a number of smaller Community Facility Districts to help fund engineering and construction works for the City's master plan facilities. When the TUMF program was implemented in 2003, the City was well on its way to finalizing plans for more than 19,200 new residential units (equivalent to an increase in local population of 50,000).



Oak Valley Parkway Construction

**TUMF Arterial Improvements built by CFD/Developer Consortium -**

The following TUMF Projects are either built or currently under construction:

**Potrero Blvd Interchange and roadway improvement** includes installation of a new four-lane arterial connecting Oak Valley Parkway to SR 79. Rough grading of the project alignment is already underway north of the proposed SR-60 Interchange location. Project completion will take 3 to 5 years to finish and is estimated to cost \$79 million to extend the entire segment to Oak Valley Parkway. On the north side of the I-10 freeway, Potrero Boulevard is built to 4-lane capacity between Highland Springs and Pennsylvania Avenues. From here, Potrero Boulevard will be extended a quarter mile west to SR-79 and then to SR-60 where it will reduce future traffic congestion at the 1-10/SR-79 Interchange.



First Street TUMF Program Project Sign

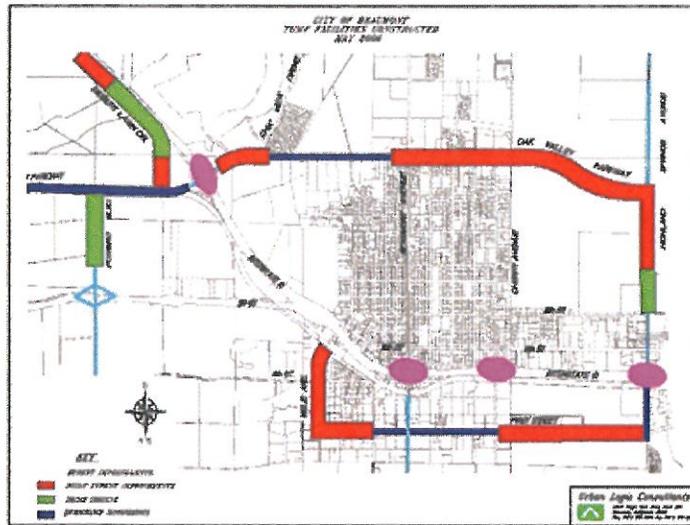
**The First Street Paving Project** created two new paved lanes over an older gravel road. These segments include: (1) Viele Avenue to California Avenue and (2) Pennsylvania Avenue to Highland Springs. Both of these segments were completed earlier in 2006.

Once the entire corridor is paved, the City plans to re-stripe the new paved sections to accommodate a four-lane facility. Grading and culvert work is still needed at the SR-79 crossing and to lower a high spot near the Pennsylvania Avenue intersection. To mitigate noise impacts to surrounding residential areas, sound walls have been erected along First Street. Construction work on a small portion of First Street (between California and Pennsylvania) will start in the early part of December 2006 and should complete improvement of the entire First Street corridor.

**Oak Valley Parkway Widening Project** - The Oak Valley Parkway extension has been built to ultimate 4-lane width (including a landscaped median) between Highland Springs Avenue and Cherry Avenue. The facility reduces to a two-lane facility near Cherry Avenue and is currently under construction. The intersection of Beaumont Avenue has been reconstructed and widened with the construction

work completed July 2006. Key intersections along Oak Valley Parkway will receive traffic signals as needed and will be financed through the City's Traffic Signal Mitigation Program. The full width improvement of the remaining portion of Oak Valley Parkway (east of the I-10) is slated for construction early 2007 and will provide improved access to commercial and residential areas of the City. On the west side of the I-10 Freeway, grading and culvert work has begun to accommodate full-width-improvement of Oak Valley Parkway approximately 5 miles to the City's western limits.

**Viele Avenue Widening Project** recently paved the road section between First and Fourth Streets to accommodate an additional two lanes of traffic. A new traffic signal will be constructed at the intersection of Viele Avenue and Sixth Street to improve freeway access.



Current development projects underway in the City of Beaumont

WRCOG Executive Committee Members



**Western Riverside Council of Governments**

**Transportation Uniform Mitigation Fee Program  
Annual Report  
2006**



## Projects

The following are examples of projects that WRCOG participated in with the local jurisdictions and are underway and in some cases completed, representing \$78 million in TUMF.

**Cherry Valley/I-10 interchange** (*City of Calimesa*) - This project will reconstruct the interchange at I-10 and Cherry Valley Boulevard. The work for the Project Study Report (PSR) has started as part of a credit agreement between the City and the developer. The parties are working with Caltrans to complete the PSR this year. The PSR is the important first step towards reconstructing the interchange.

**Ramsey Street widening** (*County of Riverside and City of Banning*) - This project will widen Ramsey Street from 2 to 4 lanes between Hargrave Street and Fields Road, including a bridge and vertical 100-foot alignment, to avoid flooding impacts associated with the San Gorgonio flood plain. Planning and environmental has started.

The City of Beaumont has an existing CFD that has been in place since 1993 that covers much of the City boundary. The program recognizes existing funding districts and allows the district to retain a portion of the TUMF in order to construct identified TUMF improvements that are within the district boundaries. The following are examples of projects underway in Beaumont through the CFD.

**Potrero Boulevard extension** - This project will build four new lanes connecting Oak Valley Parkway to SR-79. Rough grading of the project and alignment have started on the segment north of the proposed SR-60 Interchange location.

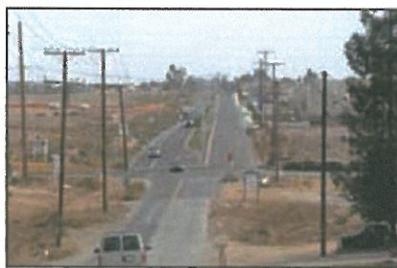
**First Street paving** - This project built two new lanes in two discrete segments: (1) Viele Avenue to California Avenue, and (2) Pennsylvania Avenue to Highland Springs. Both of these segments were completed earlier in 2006. A construction contract has been awarded for the segment between California and Pennsylvania and is scheduled to start in February 2007.

**Oak Valley Parkway extension/widening** - This project has built the ultimate cross-section (4 lanes), which has yet to be striped, for Oak Valley Parkway between Highland Springs Avenue and Beaumont Avenue. On the segment between I-10 and Cherry Valley, the grading work has been completed.

**Viele Avenue widening** - This project widened Viele Avenue from 2 to 4 lanes between First and Fourth Streets. Construction was completed in late 2006



Oak Valley Parkway construction site.



Potrero Blvd. construction site near SR-60 looking north to Ryland and Pardee Development on Oak Valley Parkway.



Highland Springs avenue looking north from the First street intersection.