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



FROM: TLMA - Transportation Dept.

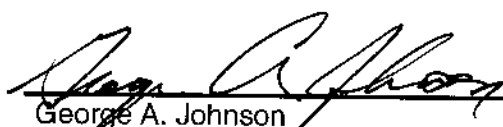
SUBMITTAL DATE:
June 19, 2007

SUBJECT: Transportation Funding Mechanisms for the Lakeview / Nuevo Area.

RECOMMENDED MOTION: That the Board of Supervisors direct staff to: 1) Begin work to establish a Road and Bridge Benefit District (RBBB) for the Lakeview/Nuevo Area Plan and return to the Board for adoption consideration; 2) Work with RCTC to identify eligible funding towards the implementation of Improvements on Ramona Expressway; 3) Work with RCTC and WRCOG to re-analyze the potential TUMF generation and TUMF project eligibility for the Lakeview / Nuevo area; and 4) Prepare a General Plan Amendment for the Circulation Element to reflect the proposed Arterial Capacity Enhancement Program.

BACKGROUND: On October 6, 2005 the Board adopted a Lakeview / Nuevo Area Plan Implementation Program and Community Facilities Phasing and Funding Strategy to comprehensively study and identify the levels of public infrastructure (roads, parks, public safety facilities, libraries, community centers, etc.) that are needed to foster a sustainable, well-planned and high quality community in the Lakeview /Nuevo area. The Transportation Department has been working with a coalition of major developers (known as the Ramona Mobility Group - RMG) to identify the level of transportation improvements that would be needed to serve the area in the future.

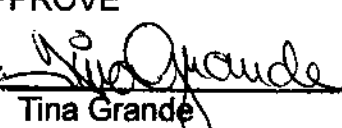
Departmental Confidential


George A. Johnson
Director of Transportation

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	07/08

SOURCE OF FUNDS: N/A	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

- Consent
- Policy
- Consent
- Policy

Dept's Recomm.:
Per Exec. Ofc.:

The Honorable Board of Supervisors:

RE: Transportation Funding Mechanisms for the Lakeview / Nuevo Area.

Page 2 of 4

The overall goals of the RMG to date have been to:

1. Identify transportation improvements needed to accommodate planned growth at acceptable levels of service, including the progressive phasing of improvements at critical development stages. These improvements are identified in the attached Exhibit "A" – Arterial Capacity Enhancement Program.

2. Identify a way to integrate planned development with the existing Lakeview / Nuevo Community. This is being accomplished by planning new development corridors in a way that is compatible with the Lakeview / Nuevo Design Guidelines adopted by the Board earlier this year. The proposed road system will reduce the need for major improvements through the existing community on roads such as Hansen, Lakeview, and the portion of Nuevo Road east of Menifee. This will allow these existing roads to maintain and enhance their "rural" feel by utilizing the road right-of-way for enhanced trails, landscaping, and other rural amenities, rather than expanded pavement. Traffic from the proposed development areas is instead being channeled to traffic corridors such as Ramona Expressway, Reservoir, 10th Street, and the portion of Nuevo Road west of Menifee.

3. Identify a funding mechanism that will spread the cost of needed transportation improvements caused by growth on a fair-share basis on the new development. As a result of the preliminary work, a Road and Bridge Benefit District (RBBB) is being proposed for the Lakeview / Nuevo Area Plan.

The RMG has done a significant amount of work in identifying needed improvements. Studies have been done to determine cumulative traffic impacts, a phasing plan has been developed to identify the timing of the improvements, and preliminary work is being done to identify potential zones of benefit and the structure of a potential RBBB fee. The RMG Group has been meeting regularly in an unprecedented effort to Master-Plan for the area, rather than the traditional project-by-project approach that can lead to piece-meal development and incomplete improvements. Much work still remains to be done in the area of establishing an RBBB and preparing the environmental documentation, fine-tuning project delivery responsibilities for the major developers involved, and working on the implementation and delivery of specific projects.

FUNDING PLAN

The TUMF program currently provides approximately \$140 million in eligible costs towards facilities in this area. The total expected cost of transportation facilities for the area is in the range of \$350 million. In order to fully deliver these facilities and spread the cost out over all future development in the County that will benefit from them, the Transportation Department is proposing to create a Road and Bridge Benefit District for the Lakeview / Nuevo Area. The County has a successful record of utilizing RBBB's to supplement other transportation funding sources in areas with emerging communities (Eastvale, Menifee, Scott Road Corridor, and Southwest County).

The Honorable Board of Supervisors

RE: Transportation and Funding Mechanisms for the Lakeview / Nuevo Area.

Page 3 of 4

The Transportation Department has been conditioning residential projects within the Lakeview / Nuevo Area Plan for some time to participate in a regional funding program, and will be expanding that to include non-residential.

RAMONA EXPRESSWAY IMPROVEMENTS

An important focus of the RMG has been to determine what levels of improvements are needed on Ramona Expressway, the major transportation corridor in the area. The County's General Plan identifies Ramona Expressway as a high-speed, limited-access facility (with grade separations). Portions of Ramona Expressway are also being studied by RCTC to serve as the Mid-County Parkway (MCP). The delivery of improvements to the Ramona Expressway through the RMG process can substantially facilitate the future development of the full Mid-County Parkway by providing compatible right-of-way and phased improvements. In recognition that making improvements to the Ramona Expressway in the near future may be complimentary to and may substantially reduce the cost of the future delivery of the entire MCP, the RMG will work closely with RCTC to coordinate the level of improvements, and also explore the use of supplemental funding from the CETAP program.

TUMF FUNDING GENERATION

Build-out of the Lakeview / Nuevo area with the current development proposal would generate approximately \$275 million in today's TUMF dollars. The amount eligible in the TUMF Program for Ramona Expressway and other regional roads in the area is roughly \$140 million. Development of this area will therefore generate a significant amount of TUMF dollars that would go towards other portions of the TUMF network in the County.

This large difference is due to a discrepancy between what the TUMF projected would develop in this area by 2030, and the levels of development proposed. There may be other areas of the County with similar discrepancies, where local development patterns may be considerably higher or lower than what was anticipated in the SCAG land use projections used in the TUMF.

WRCOG will be initiating a comprehensive update of the TUMF Program in the first quarter of 2008 that creates an opportunity to revise the land use projections for the Lakeview/Nuevo area, and also the traffic modeling that projects the needed level of road infrastructure. With the Board's direction, staff will approach WRCOG and RCTC to initiate a dialogue on this issue. This comprehensive TUMF update will provide a vehicle to look at potential growth in this area and "right size" the corresponding Transportation facilities that will be needed to support this growth.

The Honorable Board of Supervisors:

RE: Transportation Funding Mechanisms for the Lakeview / Nuevo Area.

Page 4 of 4

NEXT STEPS

The next steps for the RMG include:

- Establishment of an RBBD, including the preparation of the necessary nexus study and environmental analysis.
- Complete the assignment of responsibilities for the delivery of specific projects
- Certain RMG members will work with the Transportation Department to deliver specific projects. This may involve the preparation of agreements to deliver regional projects in exchange for future TUMF credits.
- Continue working with the Cities of Perris and San Jacinto to determine the improvements that will be delivered by those agencies. Enter into an MOU with the Cities that addresses the overall cooperative approach to deliver projects in the area.
- Continue working with RCTC to assure that the improvements being proposed along Ramona Expressway are complimentary to the future development of the Mid-County Parkway.
- Process an amendment to the circulation network of the General Plan including the necessary environmental analysis to incorporate the circulation changes necessary to serve the area in the future with good traffic flow.

Exhibit A

Ramona Mobility Group Proposed Arterial Capacity Enhancement Program Facilities

Scale: 1 inch equals 2,000 feet
 Date: 4 Dec 2004

For a complete list of facilities, see the project website at www.ramona-mobility.com.
 This map is for informational purposes only and does not constitute a contract. The project is subject to change without notice. The project is subject to the terms and conditions of the project website.

