



ADOPT THE TUMF PROGRAM RESOLUTION AMENDING DEVELOPMENT FEES

Public Works Department

City Council
December 7, 2021

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BACKGROUND

1. The City of Riverside is a Member Jurisdiction of the Western Riverside Council of Governments (WRCOG).
2. Initial WRCOG Transportation Uniform Mitigation Fee (TUMF) Nexus Study was completed in 2002 and intended to fund improvements to arterial roadways of regional significance known as the Regional System of Highways and Arterials (RSHA) or the TUMF Network.
3. City adopted Ordinance No. 6658 on March 25, 2003.



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2016 NEXUS STUDY

1. A detailed TUMF Program review was conducted in 2014/2015 leading to a Draft Nexus Study.
2. WRCOG Executive Committee subsequently delayed finalizing the Nexus Study until the 2016 SCAG Regional Transportation Plan / Sustainable Communities Strategy growth forecast were available.
3. 2016 Nexus Study includes a comprehensive review of the TUMF Network and cost assumptions.



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2016 NEXUS STUDY

4. There is a reasonable relationship between the cumulative regional transportation impacts of new land development projects in Western Riverside County and the need to mitigate these transportation impacts using funds levied through the TUMF Program.
5. Western Riverside County is expected to continue growing as a result of future new development.



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WROCOG EXECUTIVE COMMITTEE

On July 12, 2021, the WROCOG Executive Committee recommended member agencies adjust TUMF to reflect increases in construction cost index



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TUMF FEE SCHEDULE

TUMF Fee Schedule - As approved by the Executive Committee on July 12, 2021		
Land Use	Current Fee	The fee schedule beginning 60 days from the adoption of this resolution
Single-Family Residential	\$9,810.00	\$10,104.00
Multi-Family Residential	\$6,389.00	\$6,580.00
Industrial	\$1.81	\$1.86
Retail	\$7.50	\$7.72
Service	\$4.75	\$4.89
Class A and B Office	\$2.38	\$2.45



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RECOMMENDATION

That the City Council adopt a Resolution amending the applicable Transportation Uniform Mitigation Fee (TUMF) applicable to all development in the City.

