



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: OCTOBER 3, 2017

FROM: PUBLIC WORKS DEPARTMENT WARDS: ALL

**SUBJECT: ADOPTION OF THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS
TRANSPORTATION UNIFORM MITIGATION FEE 2016 NEXUS STUDY;
ORDINANCE TO AMENDING RIVERSIDE MUNICIPAL CODE CHAPTER 16.68 IN
ITS ENTIRETY TO UPDATE PARTICIPATION IN THE TRANSPORTATION
UNIFORM MITIGATION FEE PROGRAM; RESOLUTION AMENDING THE
APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE APPLICABLE
TO ALL DEVELOPMENT IN THE CITY OF RIVERSIDE**

ISSUES:

Adopt the updated Western Riverside Council of Governments Transportation Uniform Mitigation Fee 2016 Nexus Study; the proposed Ordinance to amend Riverside Municipal Code Chapter 16.68 in its entirety to update participation in the Transportation Uniform Mitigation Fee Program, and the proposed Resolution amending the applicable Transportation Uniform Mitigation Fee applicable to all development in the City of Riverside.

RECOMMENDATIONS:

That the City Council:

1. Adopt the updated Western Riverside Council of Governments Transportation Uniform Mitigation Fee 2016 Nexus Study;
2. Adopt an Ordinance to amend Riverside Municipal Code Chapter 16.68 in its entirety to update participation in the Transportation Uniform Mitigation Fee Program; and
3. Adopt a Resolution amending the applicable Transportation Uniform Mitigation Fee applicable to all development in the City of Riverside.

BACKGROUND:

The City of Riverside is a Member Jurisdiction of the Western Riverside Council of Governments (WRCOG), a joint powers agency comprised of the County of Riverside and eighteen (18) cities located in Western Riverside County. Acting in concert, in 2002-2003 the WRCOG Member Jurisdictions developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials due to new development in Western Riverside County could be made up in part by a Transportation Uniform Mitigation Fee (TUMF) on future residential, commercial, and industrial development. As a Member Jurisdiction of WRCOG and

as a TUMF Participating Jurisdiction, the City participated in the preparation of a certain “Western Riverside County Transportation Uniform Fee Nexus Study,” (2002 Nexus Study) later adopted by the WRCOG Executive Committee. Based on the 2002 Nexus Study, the City adopted and implemented an ordinance authorizing the City’s participation in a TUMF Program.

Pursuant to the Mitigation Fee Act (Gov. Code §§ 66000 *et seq.*), WRCOG has prepared a new nexus study (2016 Nexus Study) to update the fees. On July 10, 2017, the WRCOG Executive Committee reviewed and approved the 2016 Nexus Study and recommended TUMF Participating Jurisdictions update their fees by amending their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction.

DISCUSSION:

The proposed Ordinance provides the legal basis for a revised TUMF schedule. The actual TUMF schedule will be established through the Resolution.

In accordance with the Mitigation Fee Act, the proposed Ordinance and 2016 Nexus Study: (i) identifies the purpose of the revised fees; (ii) identifies the use to which the revised fees is to be put, including identification of any facilities to be financed; (iii) determines how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed; (iv) determines how there is a reasonable relationship between the need for the public facilities and the type of development project upon which the fees are imposed; and (v) determines how there is a reasonable relationship between the amount of the fees and the cost of the public facilities or portion of the public facility attributable to the development on which the fees are imposed.

The resolution will establish the Fee Schedule for TUMF as follows:

- (1) \$9,418.00 per single family residential unit
- (2) \$6,134.00 per multi-family residential unit
- (3) \$1.77 per square foot of an industrial project
- (4) \$7.50 per square foot of a retail commercial project
- (5) \$4.56 per square foot of a service commercial project
- (6) \$2.19 per square foot of a service Class A and B Office

FISCAL IMPACT:

There is no impact to the General Fund. Adoption of the ordinance and resolution is necessary to remain compliant with the TUMF program and be recognized by WRCOG as a TUMF Participating Jurisdiction. Failure to do so could result in loss of the City’s Measure A Local Return funding.

Prepared by: Kris Martinez, Public Works Director
Certified as to
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Ordinance
2. Resolution
3. 2016 Nexus Study
4. Presentation