



## Adopt the 2016 TUMF Program Nexus Study Update and Updated Fee Schedule

Public Works Department

City Council  
October 3, 2017

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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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## BACKGROUND (CONTINUED)

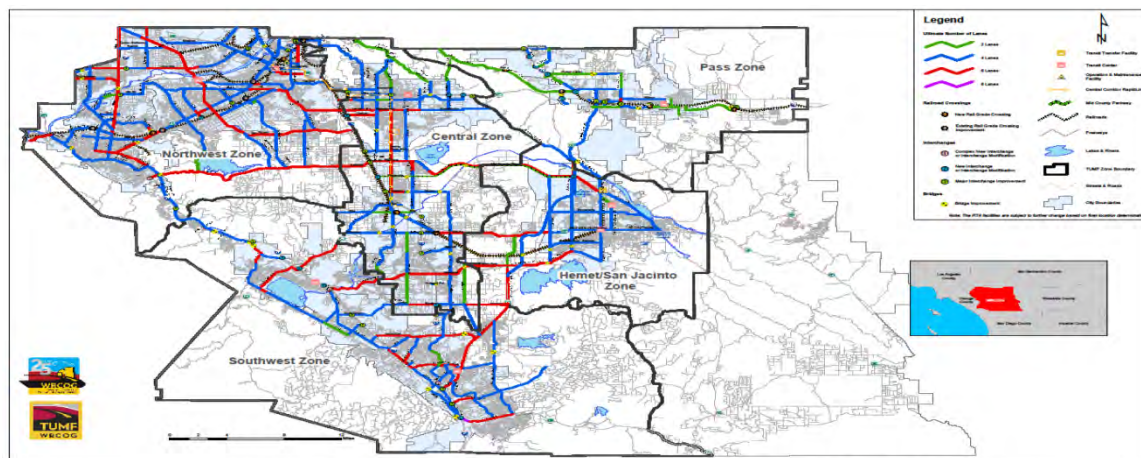
4. WRCOG is the program administrator, fees are collected by City and remitted to WRCOG on a monthly basis.
5. A second comprehensive review of the TUMF program was conducted in 2008 and 2009 entitled "Transportation Uniform Mitigation Fee (TUMF) Nexus Study: 2009 Update" (2009 Nexus Study).
6. City adopted Ordinance No. 7067 on February 2, 2010.



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## TUMF Network



**Regional System of Highways and Arterials (RSA)**  
Transportation Uniform Mitigation Fee Program | Figure 4.4



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## 2016 NEXUS STUDY

1. A third comprehensive review was conducted in 2014 and 2015 leading to a Draft Nexus Study in 2015.
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 proposed TUMF Program.
5. Western Riverside County is expected to continue growing as a result of future new development.



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## 2016 NEXUS STUDY

6. On July 10, 2017, the WRCOG Executive Committee approved a policy for the immediate implementation of the reduced retail TUMF fee of \$7.50/square foot.
7. Fee for single family residential is to be phased in over a 4 year period, frozen at \$8,873/DU for the first 2 years, increasing to \$9,149/DU on July 1, 2019, and a final increase to \$9,418 on July 1, 2020.



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## TUMF FEE SCHEDULE

TUMF Fee Schedule- As Approved by Executive Committee on July 10, 2017					
Land Use type	Current Fee	FY2018	FY2019	FY2020	FY2021
Single-family residential	\$8,873	\$8,873	\$8,873	\$9,146	\$9,418
Multi-family residential	\$6,231	\$6,134	\$6,134	\$6,134	\$6,134
Industrial	\$1.73	\$1.77	\$1.77	\$1.77	\$1.77
Retail	\$10.49	\$7.50	\$7.50	\$7.50	\$7.50
Service	\$4.19	\$4.56	\$4.56	\$4.56	\$4.56



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## 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.



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