

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA,
AMENDING TITLE 16 OF THE RIVERSIDE MUNICIPAL CODE
BY AMENDING CHAPTER 16.68 IN ITS ENTIRETY TO UPDATE
ITS PARTICIPATION IN THE WESTERN RIVERSIDE COUNTY
TRANSPORTATION UNIFORM MITIGATION FEE (TUMF)
PROGRAM.

The City Council of the City of Riverside does ordain as follows:

Section 1: Title 16, Chapter 16.68 of the Riverside Municipal Code, is hereby amended
in its entirety to read as follows:

Chapter 16.68

TRANSPORTATION UNIFORM

MITIGATION FEE

- 16.68.010 Title.**
- 16.68.020 Findings.**
- 16.68.030 Definitions.**
- 16.68.040 Establishment of the Transportation Uniform Mitigation Fee.**
- 16.68.050 Reimbursements.**
- 16.68.060 Procedures for the levy, collection and disposition of fees.**
- 16.68.070 Appointment of TUMF administrator.**
- 16.68.080 Effect.**
- 16.68.090 Severability.**
- 16.68.100 Judicial Review.**

16.68.010 Title.

This Ordinance shall be known as the “Western Riverside County Transportation Uniform
Mitigation Fee Program Ordinance of 2017” (“Ordinance”).

16.68.020 Findings.

A. The City is a member agency of the Western Riverside Council of Governments
(“WRCOG”), a joint powers agency comprised of the County of Riverside and 18 cities located in
Western Riverside County. Acting in concert, the WRCOG Member Agencies developed a plan
whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways
and Arterials in Western Riverside County (“Regional System”) could be made up in part by a

1 Transportation Uniform Mitigation Fee (“TUMF”) on future residential, commercial and industrial
2 development. -As a Member Agency of WRCOG and as a TUMF Participating Jurisdiction, the City
3 participated in the preparation of a certain “Western Riverside County Transportation Uniform Fee
4 Nexus Study,” dated October 18, 2002 (the “2002 Nexus Study”) prepared in compliance with the
5 Mitigation Fee Act (Gov. Code §§ 66000 *et seq.*) and adopted by the WRCOG Executive
6 Committee. Based on the 2002 Nexus Study, the City adopted and implemented an ordinance
7 authorizing the City’s participation in a TUMF Program.

8 B. WRCOG, with the assistance of TUMF Participating Jurisdictions, has prepared an
9 updated nexus study entitled “Transportation Uniform Mitigation Fee Nexus Study: 2016 Update”
10 (“2016 Nexus Study”) the Mitigation Fee Act, for the purpose of updating the fees. On July 10,
11 2017, the WRCOG Executive Committee reviewed the 2016 Nexus Study and TUMF Program and
12 recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect
13 changes in the TUMF network and the cost of construction in order to update the TUMF Program.

14 C. Consistent with its previous findings made in the adoption of Ordinance No. 6658 as
15 amended and superseded by Ordinances Nos. 6869 and 7067, the City Council has been informed
16 and advised, and hereby finds, that if the capacity of the Regional System is not enlarged and unless
17 development contributes to the cost of improving the Regional System, the result will be substantial
18 traffic congestion in all parts of Western Riverside County, with unacceptable Levels of Service.
19 Furthermore, the failure to mitigate growing traffic impacts on the Regional System will
20 substantially impair the ability of public safety services (police and fire) to respond and, thus,
21 adversely affect the public health, safety and welfare. Therefore, continuation of a TUMF Program
22 is essential.

23 D. The City Council finds and determines that there is a reasonable and rational
24 relationship between the use of the TUMF and the type of development projects on which the fees
25 are imposed because the fees will be used to construct the transportation improvements that are
26 necessary for the safety, health and welfare of the residential and non-residential users of the
27 development in which the TUMF will be levied.

1 E. The City Council finds and determines that there is a reasonable and rational
2 relationship between the need for the improvements to the Regional System and the type of
3 development projects on which the TUMF is imposed because it will be necessary for the residential
4 and non-residential users of such projects to have access to the Regional system. Such development
5 will benefit from the Regional System improvements and the burden of such developments will be
6 mitigated in part by payment of the TUMF.

7 F. The City Council finds and determines that the cost estimates set forth in the 2016
8 Nexus Study are reasonable cost estimates for constructing the Regional System improvements and
9 the facilities that compromise the Regional System, and that the amount of the TUMF expected to be
10 generated by new development will not exceed the total fair share cost to such development.

11 G. The fees collected pursuant to this Ordinance shall be used to help pay for the design,
12 planning, construction of and real acquisition for the Regional System improvements and its
13 facilities as identified in the 2016 Nexus Study. The need for the improvements and facilities is
14 related to new development because such development results in additional traffic and creates the
15 demand for the improvements.

16 H. By notice duly given and published, the City Council set the time and place for a
17 public hearing on the 2016 Nexus Study and the fees proposed thereunder and at least ten (10) days
18 prior to this hearing, the City Council made the 2016 Nexus Study available to the public.

19 I. At the time and place set for the hearing, the City Council duly considered data and
20 information provided by the public relative to the cost of the improvements and facilities for which
21 the fees are proposed and all other comments, whether written or oral, submitted prior to the
22 conclusion of the hearing.

23 J. The City Council finds that the 2016 Nexus Study proposes a fair and equitable
24 method for distributing a portion of the unfunded costs of improvements and facilities to the
25 Regional system.

26 K. The City Council hereby adopts the 2016 Nexus Study and its findings, a copy of
27 which is on file in the City Clerk's Office and incorporated herein by reference.
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1 L. The City Council hereby adopts this Ordinance to amend and supersede the
2 provisions of Ordinance No. 7067.

3 **16.68.030 Definitions.**

4 For the purpose of this Chapter, the following words, terms and phrases shall have the
5 following meanings:

6 A. **“Accessory Dwelling Units” and “Second Units”** according to the State of
7 California legal definition as following: 1) The second unit is not intended for sale and may be
8 rented; 2) The lot is zoned for single-family dwellings; 3) The lot contains an existing single-family
9 dwelling; 4) The second unit is either attached to the existing dwelling and located within the living
10 area of the existing dwelling or detached from the existing dwelling and located on the same lot as
11 the existing dwelling; and 5) Are ministerially amended by each jurisdiction’s local codes.

12 B. **“Class ‘A’ Office”** means an office building that is typically characterized by high
13 quality design, use of high end building materials, state of the art technology for voice and data, on
14 site support services/maintenance, and often includes full service ancillary uses such as, but not
15 limited to a bank, restaurant/office coffee shop, health club, printing shop, and reserved parking.
16 The minimum requirements of an office building classified as Class ‘A’ Office shall be as follows:
17 (i) minimum of three stories (exception will be made for March JPA, where height requirements
18 exist); (ii) minimum of 10,000 square feet per floor; (iii) steel frame construction; (iv) central,
19 interior lobby; and (v) access to suites shall be from inside the building unless the building is located
20 in a central business district with major foot traffic, in which case the first floor may be accessed
21 from the street to provide entrances/ exits for commercial uses within the building.

22 C. **“Class ‘B’ Office”** means an office building that is typically characterized by high
23 quality design, use of high end building materials, state of the art technology for voice and data, on
24 site support services/maintenance, and often includes full service ancillary uses such as, but not
25 limited to a bank, restaurant/office coffee shop, health club, printing shop, and reserved parking.
26 The minimum requirements of an office building classified as Class ‘B’ Office shall be as follows:
27 (i) minimum of two stories; (ii) minimum of 15,000 square feet per floor; (iii) steel frame, concrete
28 or masonry shell construction; (iv) central, interior lobby; and (v) access to suites shall be from

1 inside the building unless the building is located in a central business district with major foot traffic,
2 in which case the first floor may be accessed from the street to provide entrances/exits for
3 commercial uses within the building.

4 D. **“Development Project” or “Project”** means any project undertaken for the purposes
5 of development, including the issuance of a permit for construction.

6 E. **“Disabled Veteran”** means any veteran who is retired or is in process of medical
7 retirement from military service who is or was severely injured in a theatre of combat operations and
8 has or received a letter of eligibility for the Veterans Administration Specially Adapted Housing
9 (SAH) Grant Program.

10 F. **Government/public buildings, public schools, and public facilities** means any
11 owned and operated facilities by a government entity in accordance with Section G. Exemptions,
12 Subsection 2. of this Ordinance. A new development that is subject to a long-term lease with a
13 government agency for government/public buildings, public schools, and public facilities shall apply
14 only if all of the following conditions are met:

15 (a) The new development being constructed is subject to a long-term lease with a
16 government agency.

17 (b) The project shall have a deed restriction placed on the property that limits the
18 use to government/public facility for the term of the lease, including all extension
19 options, for a period of not less than 20 years. Any change in the use of the facility
20 from government shall trigger the payment of the TUMF in effect at the time of the
21 change is made.

22 (c) No less than ninety percent of the total square footage of the building is leased
23 to the government agency during the term of deed restriction the long term and any
24 extensions thereof.

25 (d) The new development is constructed at prevailing wage rates.

26 (e) A copy of the lease is provided to the applicable jurisdiction and to WRCOG.
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1 (f) Based on the facts and circumstances WRCOG determines that the intent of
2 the lease is to provide for a long-term government use, and not to evade payment of
3 TUMF.

4 G. **“Gross Acreage”** means the total property area as shown on a land division of a map
5 of record, or described through a recorded legal description of the property. This area shall be
6 bounded by road rights of way and property lines.

7
8 H. **“Habitable Structure”** means any structure or part thereof where persons reside,
9 congregate or work and which is legally occupied in whole or part in accordance with applicable
10 building codes, and state and local laws.

11 I. **“Industrial Project”** means any development project that proposes any industrial or
12 manufacturing use permitted by Title 19 of this Code.

13 J. **“Long-Term Lease”** as used in the TUMF Program, a “long-term lease” shall mean
14 a lease with a term of no less than twenty years.

15 K. **“Low Income Residential Housing”** means “Residential Affordable Units”: (A) for
16 rental housing, the units shall be made available, rented and restricted to “lower income households”
17 (as defined in Health and Safety Code Section 50079.5) at an “affordable rent” (as defined in Health
18 and Safety Code Section 50053),). Affordable units that are rental housing shall be made available,
19 rented, and restricted to lower income households at an affordable rent for a period of at least fifty-
20 five (55) years after the issuance of a certificate of occupancy for new residential development. and
21 (B) for for-sale housing, the units shall be sold to “persons or families of low or moderate income”
22 (as defined in Health and Safety Code Section 50093) at a purchase price that will not cause the
23 purchaser’s monthly housing cost to exceed “affordable housing cost (as defined in Health and
24 Safety Code Section 50052.5) Affordable units that are for-sale housing units shall be restricted to
25 ownership by persons and families of low or moderate income for at least forty-five (45) years after
26 the issuance of a certificate of occupancy for the new residential development.
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1 L. **“Mixed-Use Development”** as used in the TUMF Program, means Developments
2 with the following criteria: (1) three or more significant revenue-producing uses, and (2) significant
3 physical and functional integration of project components.

4 M. **“Multi-Family Residential Unit”** means a development project that has a density of
5 greater than eight (8) residential dwelling units per gross acre.

6 N. **“Non-profit Organization”** means an organization operated exclusively for exempt
7 purposes set forth in section 501(c)(3) of the Internal Revenue Code, and none of its earnings may
8 inure to any private shareholder or individual. In addition, it may not be an action organization, i.e.,
9 it may not attempt to influence legislation as a substantial part of its activities and it may not
10 participate in any campaign activity for or against political candidates. For the purposes of the
11 TUMF Program, the non-profit may be a 501(c) (3) charitable organization as defined by the Internal
12 Revenue Service.

13 O. **“Non-Residential Unit”** means retail commercial, service commercial and industrial
14 development which is designed primarily for non-dwelling use, but
15 shall include hotels and motels.

16 P. **“Private University Project”** means a development project by a post secondary
17 educational institution accredited by the Western Association of Schools and Colleges (WASC),
18 with a minimum campus of 75 acres, located within the City of Riverside, building on university
19 owned land, sponsored or co-sponsored by the university and the planned use of the project is solely
20 for the delivery of university services, including classrooms and other teaching facilities, student
21 housing, student dining facilities, faculty and university administrative offices, gymnasiums and
22 other athletic facilities and performing arts venues.

23 Q. **“Recognized Financing District”** means a Financing District as defined in the
24 TUMF Administrative Plan as may be amended from time to time.

25 R. **“Residential Dwelling Unit”** means a building or portion thereof used by one (1)
26 family and containing but one (1) kitchen, which is designed primarily for residential occupancy
27 including single-family and multi-family dwellings. “Residential Dwelling Unit” shall not include
28 hotels or motels.

1 S. **“Retail Commercial Project”** means any development project that proposes any
2 retail commercial activity use not defined as a service commercial project permitted by Title 19 of
3 this Code.

4 T. **“Service Commercial Project”** means any development project that is
5 predominately dedicated to business activities associated with professional or administrative
6 services, and typically consists of corporate offices, financial institutions, legal, and medical offices
7 eating/dining facilities, and other uses related to personal or professional services.

8 U. **“Single Family Residential Unit”** means each residential dwelling unit in a
9 development that has a density of eight (8) units to the gross acre or less.

10 V. **“TUMF Administrative Plan”** means that the TUMF Administration Plan adopted
11 by the WRCOG Execution Committee May 5, 2003, as amended, setting forth detailed
12 administration procedures and requirements for the TUMF program.

13 W. **“TUMF Participating Jurisdiction”** means a jurisdiction in Western Riverside
14 County which has adopted and implemented an ordinance authorizing participation in the TUMF
15 Program and complies with all regulations established in the TUMF Administrative Plan, as adopted
16 and amended from time to time by the WRCOG.

17 **16.68.040 Establishment of the Transportation Uniform Mitigation Fee.**

18 A. **Adoption of TUMF Schedule.** The City Council shall adopt an applicable TUMF
19 schedule through a separate resolution, which may be amended from time to time.

20 B. **Fee Calculation.** The fees shall be calculated according to the calculation
21 methodology fee set forth in the WRCOG TUMF Fee Calculation Handbook adopted July 14, 2003,
22 as amended from time to time. In addition to data in the Fee Calculation Handbook, WRCOG Staff
23 and the local agency may consider the following items when establishing the appropriate fee
24 calculation methodology:

- 25 • Underlying zoning of the site
- 26 • Land-use classifications in the latest Nexus Study
- 27 • Project specific traffic studies

- Latest Standardized reference manuals such as the Institute of Traffic Engineers Trip Generation Manual
- Previous TUMF calculations for similar uses
- WRCOG staff shall approve final draft credit / reimbursement agreement prior to execution

WRCOG shall have final determination regarding the appropriate methodology to calculate the fee based on the information provided. In case of a conflict between the applicant, WRCOG, and/or the local agency regarding the fee calculation methodology, the dispute resolution process in the TUMF Administrative Plan will apply.

C. **Fee Adjustment.** The fee schedule may be periodically reviewed and the amounts adjusted by the WRCOG Executive Committee. By amendment to the Resolution reference is subsection A, above, the fees may be increased or decreased to reflect the changes in actual and estimated costs of the Regional System including, but not limited to, debt service, lease payments and construction costs. The adjustment of the fees may also reflect changes in the facilities required to be constructed, in estimated revenues received pursuant to this Ordinance, as well as the availability or lack thereof of other funds with which to construct the Regional System. WRCOG shall review the TUMF Program no less than every four (4) years after the effective date of this Ordinance.

D. **Purpose.** The purpose of the TUMF is to fund those certain improvements to the Regional System as identified in the 2016 Nexus Study.

E. **Applicability.** The TUMF shall apply to all new development within the City, unless otherwise exempt hereunder.

F. **Exemptions.** The following types of new development shall be exempt from the provisions of this Ordinance and in TUMF Administrative Plan:

1. Low income residential housing as described in Section 3 Definitions, Subsection G of this Ordinance and in the TUMF Administrative Plan.
2. Government/public buildings, public schools, and public facilities.

1 3. Airports that are public use airports and are appropriately permitted by
2 Caltrans or other state agency.

3 4. Development Projects which are the subject of a Public Facilities
4 Development Agreement entered into pursuant to Government Code section 65864 *et seq.*,
5 prior to the effective date of Ordinance No. 6658, wherein the imposition of new fees are
6 expressly prohibited, provided that if the term of such a Development Agreement is
7 extended by amendment or by any other manner after the effective date of Ordinance No.
8 6658, the TUMF shall be imposed.

9 5. The rehabilitation and/or reconstruction of any habitable structure in use on or
10 after January 1, 2000, provided that the same or fewer traffic trips are generated as a result
11 thereof.

12 6. Guest Dwellings as defined in Title 19 of this Code.

13 7. Kennels and Catteries established in connection with an existing single family
14 residential unit, as permitted by Title 19 of this Code.

15 8. Any sanctuary, or other activity under the same roof of a church or other
16 house of worship that is not revenue generating and is eligible for a property tax exemption
17 (excluding concert venues, coffee/snack shops, book stores, for-profit pre-school day-cares,
18 etc., which would be assessed TUMF.)

19 9. Any nonprofit corporation or nonprofit organization offering and conducting
20 full-time day school at the elementary, middle school or high school level for students
21 between the ages of five and eighteen years.

22 10. New single-family homes, constructed by non-profit organizations, specially
23 adapted and designed for maximum freedom of movement and independent living for
24 qualified Disabled Veterans.

25 11. Any Private University Project, with a covenant and agreement to be recorded
26 upon the property on which the development is occurring that identifies the TUMF
27 applicable to the project, and providing that should the development or facility being
28 constructed be converted to a non-university use, the TUMF that would have been assessed

1 on the project at the time of development, shall be paid to the City upon the conversion or
2 change of use of the facility, unless the TUMF program is no longer in effect as determined
3 by WRCOG.

4 12. Other uses may be exempt as determined by the WRCOG Executive Committee
5 as further defined in the TUMF Administrative Plan.

6 G. **Credit.** Regional System improvements may be credited toward the TUMF in
7 accordance with the TUMF Administrative Plan and the following:

8 **Regional Tier**

9 i. **Arterial Credits:** If a developer constructs arterial improvements identified
10 on the Regional System, the developer shall receive credit for all costs associated with the
11 arterial component based on approved Nexus Study for the Regional System effective at the
12 time the credit agreement is entered into. WRCOG staff must pre-approve any credit
13 agreements that deviate from the standard WRCOG approved format.

14 ii. **Other Credits:** In special circumstances, when a developer constructs off-
15 site improvements such as an interchange, bridge, or railroad grade separation, credits shall
16 be determined by WRCOG and the City in consultation with the developer. All such credits
17 must have prior written approval from WRCOG.

18 iii. The amount of the development fee credit shall not exceed the maximum
19 amount determined by the Nexus Study for the Regional System at the time the credit
20 agreement is entered into or actual costs, whichever is less.

21 **Local Tier**

22 i. The local jurisdictions shall compare facilities in local fee programs against
23 the Regional System and eliminate any overlap in its local fee program except where there is
24 a Recognized Financing District has been established.

25 ii. If there is a Recognized Financing District established, the local agency may
26 credit that portion of the facility identified in both programs against the TUMF in accordance
27 with the TUMF Administrative Plan.
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1 **16.68.050 Reimbursements.**

2 Should the developer construct Regional System improvements in excess of the TUMF fee
3 obligation, the developer may be reimbursed based on actual costs or the approved Nexus Study
4 effective at the time the agreement was entered into, whichever is less. Reimbursements shall be
5 enacted through an agreement between the developer and the City, contingent on funds being
6 available and approved by WRCOG. In all cases, however, reimbursements under such special
7 agreements must coincide with construction of the transportation improvements as scheduled in the
8 five-year Zone Transportation Improvement Program's adopted annually by WRCOG.

9 **16.68.060 Procedures for the Levy, Collection and Disposition of Fees.**

10 **A. Authority of the Building Department.** The Community & Economic
11 Development Director or his/her designee, is hereby authorized to levy and collect the TUMF and
12 make all determinations required by this Chapter in a manner consistent with the TUMF
13 Administrative Plan.

14 **B. Payment.** Payment of the fees shall be as follows:

15 i. The fees shall be paid at the time a certificate of occupancy is issued for the
16 Development Project or upon final inspection, whichever comes first (the "Payment Date").
17 However this section should not be construed to prevent payment of the fees prior to issuance
18 of an occupancy permit or final inspection. Fees may be paid at the issuance of a building
19 permit, and the fee payment shall be calculated based on the fee in effect at that time,
20 provided the developer tenders the full amount of his/her TUMF obligation. If the developer
21 makes only a partial payment prior to the Payment Date, the amount of the fee due shall be
22 based on the TUMF fee schedule in place on the Payment Date. The fees shall be calculated
23 according to fee schedule set forth in the Ordinance and the calculation methodology set
24 forth in the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time.

25 ii. The fees required to be paid shall be the fee amounts in effect at the time of
26 payment is due under this Chapter, not the date the Chapter is initially adopted. The City
27 shall not enter into a development agreement which freezes future adjustments of the TUMF.
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1 iii. If all or part of any development project is sold prior to payment of the fee,
2 the property shall continue to be subject to the requirement for payment of the fee. The
3 obligation to pay the fee shall run with the land and be binding on all the successors in
4 interest to the property.

5 iv. Fees shall not be waived.

6 C. **Disposition of Fees.** All fees collected hereunder shall be transmitted to the
7 Executive Director of WRCOG along with a corresponding Remittance Report by the tenth (10) day
8 of the close of the month for the previous month in which the fees were collected for deposit,
9 investment, accounting and expenditure in accordance with the provisions of this Chapter, TUMF
10 Administrative Plan, and the Mitigation Fee Act.

11 D. **Appeals.** Appeals shall be filed with WRCOG in accordance with the provisions of
12 the TUMF Administrative Plan. Appealable issues shall be the application of the fee, application of
13 credits, application of reimbursement, application of the legal action stay and application of
14 exemption.

15 E. **Reports to WRCOG.** The Community & Economic Development Director, or
16 his/her designee, shall prepare and deliver to the Executive Director of WRCOG, periodic reports as
17 will be established under this Chapter.

18 **16.68.070 Appointment of the TUMF Administrator.**

19 WRCOG is hereby appointed as the Administrator of the Transportation Uniform Mitigation
20 Fee Program. WRCOG is hereby authorized to receive all fees generated from the TUMF within the
21 City, and to invest, account for and expend such fees in accordance with the provisions of this
22 Chapter and the Mitigation Fee Act. The detailed administrative procedures concerning the
23 implementation of this Chapter shall be contained in the TUMF Administrative Plan. Furthermore,
24 the TUMF Administrator shall use the Fee Calculation Handbook adopted July 14, 2003, as
25 amended from time to time, for the purpose of calculating a developer's TUMF obligation. In
26 addition to detailing the methodology for calculating all TUMF obligations of different categories of
27 new development, the purpose of the Fee Calculation Handbook is to clarify for the TUMF
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1 Administrator, where necessary, the definition and calculation methodology for uses not clearly
2 defined in the respective TUMF ordinances.

3 WRCOG shall expend only that amount of the funds generated from the TUMF for staff
4 support, audit, administrative expenses, and contract services that are necessary and reasonable to
5 carry out its responsibilities and in no case shall the funds expended for salaries and benefits exceed
6 one percent (1%) of the revenue raised by the TUMF Program. The TUMF Administrative Plan
7 further outlines the fiscal responsibilities and limitations of the Administrator.

8 **16.68.080 Effect.**

9 No provisions of this Chapter shall entitle any person who has already paid the TUMF to
10 receive a refund, credit or reimbursement of such payment. This Chapter does not create any new
11 TUMF.

12 **16.68.090 Severability.**

13 If any one or more of the terms, provisions or sections of this Ordinance shall to any extent
14 be judged invalid, unenforceable and/or voidable for any reason whatsoever by a court of competent
15 jurisdiction, then each and all of the remaining terms, provisions and sections of this Ordinance shall
16 not be affected thereby and shall be valid and enforceable.

17 **16.68.100 Judicial Review**

18 In accordance with State law, any judicial action or proceeding to attack, review, set aside,
19 void or annul this Chapter shall be commenced within ninety (90) days of the date of adoption of this
20 Chapter.

21 Section 2: This Ordinance supersedes the provisions of Ordinances No. 7067 provided
22 this Ordinance is not declared invalid or unenforceable by a court of competent jurisdiction. If, for
23 whatever reason, this Ordinance is declared invalid or unenforceable by a court of competent
24 jurisdiction, Ordinances No. 7067 and all other related ordinances and policies shall remain in full
25 force and effect.

26 Section 3: This Ordinance shall take effect on December 11, 2017.
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Section 4: The City Clerk shall certify to the adoption of this Ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside.

ADOPTED by the City Council this _____ day of _____, 2017.

WILLIAM R. BAILEY, III
Mayor of the City of Riverside

ATTEST:

COLLEEN J. NICOL
City Clerk of the City of Riverside

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at its meeting held on the _____ day of _____, 2017, by the following vote, to wit:

Ayes:

Noes:

Abstain:

Absent:

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 2017.

COLLEEN J. NICOL
City Clerk of the City of Riverside

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