

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RESOLUTION NO.

A RESOLUTION OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF RIVERSIDE.

WHEREAS, the City of Riverside (“City”) is a member agency of the Western Riverside Council of Governments (“WRCOG”), a joint powers agency comprised of the County of Riverside and eighteen cities located in Western Riverside County; and

WHEREAS, the member agencies of WRCOG recognized that there was insufficient funding to address the impacts of new development on the regional system of highways and arterials in Western Riverside County (the “Regional System”); and

WHEREAS, in order to address this shortfall, the member agencies formulated a plan whereby a transportation mitigation fee would be assessed on new development and would be used to fund the necessary improvements for the Regional System; and

WHEREAS, WRCOG, with the assistance of TUMF Participating Jurisdictions, prepared an updated nexus study entitled “Transportation Uniform Mitigation Fee Nexus Study: 2024 Update” (“2024 Nexus Study”) pursuant to California Government Code sections 66000 et seq. (the Mitigation Fee Act), for the purpose of updating the fees; and

WHEREAS, in September 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program; and

WHEREAS, consistent with its previous findings made in the adoption of Ordinance No.7706, the City Council has been informed and advised, and hereby finds, that if the capacity of the Regional System is not enlarged and unless development contributes to the cost of improving the Regional System, the result will be substantial traffic congestion in all parts of Western Riverside County, with unacceptable Levels of Service. Furthermore, the failure to mitigate growing traffic impacts on the Regional System will substantially impair the ability of public safety services (police and fire) to

1 respond and, thus, adversely affect the public health, safety and welfare. Therefore, continuation of a
2 TUMF Program is essential; and

3 WHEREAS, the City Council finds and determines that there is a reasonable and rational
4 relationship between the use of the TUMF and the type of development projects on which the fees are
5 imposed because the fees will be used to construct the transportation improvements that are necessary
6 for the safety, health, and welfare of the residential and non-residential users of the development in
7 which the TUMF will be levied; and

8 WHEREAS, the City Council finds and determines that there is a reasonable and rational
9 relationship between the need for the improvements to the Regional System and the type of
10 development projects on which the TUMF is imposed because it will be necessary for the residential
11 and non-residential users of such projects to have access to the Regional system. Such development
12 will benefit from the Regional System improvements and the burden of such developments will be
13 mitigated in part by payment of the TUMF; and

14 WHEREAS, the City Council finds and determines that the cost estimates set forth in the new
15 2024 Nexus Study are reasonable cost estimates for constructing the Regional System improvements
16 and the facilities that comprise the Regional System, and that the amount of the TUMF expected
17 to be generated by new development will not exceed the total fair share cost to such development; and

18 WHEREAS, the fees collected pursuant to the TUMF Ordinance shall be used to help pay for
19 the design, planning, construction of and real property acquisition for the Regional System
20 improvements and its facilities as identified in the 2024 Nexus Study. The need for the improvements
21 and facilities is related to new development because such development results in additional traffic and
22 creates the demand for the improvements; and

23 WHEREAS, by notice duly given and published, the City Council set the time and place for a
24 public hearing on the 2024 Nexus Study and the fees proposed thereunder and at least ten (10) days
25 prior to this hearing, the City Council made the 2024 Nexus Study available to the public; and

26 WHEREAS, at the time and place set for the hearing, the City Council duly considered data
27 and information provided by the public relative to the cost of the improvements and facilities for which
28 the fees are proposed and all other comments, whether written or oral, submitted; and

1 WHEREAS, Riverside Municipal Code section 16.68.040(C) authorizes periodic review and
2 adjustment to the applicable TUMF in accordance with any adjustments made by the WRCOG
3 Executive Committee; and

4 WHEREAS, Riverside Municipal Code Section 16.68.040(C)(1) implements an annual
5 automatic construction cost index (“CCI”) adjustment to the TUMF; and

6 WHEREAS, the purpose of this Resolution is to implement the initial automatic CCI; and

7 WHEREAS, further CCI increases shall be automatically implemented pursuant to Riverside
8 Municipal Code Section 16.68.040(C)(1); and

9 WHEREAS, the automatic CCI adjustment implemented by this Resolution is inflationary only
10 and does not modify the underlying fee nexus, land use assumptions, improvement program, or
11 proportionality findings previously adopted by the City; and

12 WHEREAS, the fees collected pursuant to this Resolution shall be used to finance the public
13 facilities described or identified in the Nexus Study; and

14 WHEREAS, the levying of TUMF has been reviewed by the City Council and staff in
15 accordance with the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines and
16 it has been determined that the adoption of this Resolution is exempt from CEQA pursuant to Section
17 15061(b)(3) of the CEQA Guidelines.

18 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
19 Riverside, California, as follows:

20 Section 1. Findings. The recitals set forth above are hereby adopted as findings in support
21 of this Resolution. In addition, the City Council re-adopts the findings contained in Riverside
22 Municipal Code Section 16.68.020 in support of the adjusted TUMF contained herein.

23 Section 2. TUMF Schedule. In accordance with Riverside Municipal Code Section
24 16.68.040(C)(1), there is hereby adopted the following fee schedule implementing the initial CCI
25 adjustment for the TUMF, which replaces the fee schedule set forth in Section 2 of Resolution No.
26 24223 adopted on February 25, 2025, and shall go into effect upon the Effective Date set forth in
27 Section 4, below:

28 A. There is hereby adopted the following TUMF schedule:

(1) \$12,705 per single family residential unit 1,800 square feet or less

- 1 (2) \$14,292 per single family residential unit between 1,801 and 2,300 square feet
- 2 (3) \$15,881 per single family residential unit between 2,301 and 2,700 square feet
- 3 (4) \$19,851 per single family residential unit greater than 2,700 square feet
- 4 (5) \$8,021 per multi-family residential unit
- 5 (6) \$2.39 per square foot of an industrial project
- 6 (7) \$7.92 per square foot of a retail commercial project
- 7 (8) \$5.02 per square foot of a service commercial project
- 8 (9) \$2.51 per square foot of a service Class A and B Office

9 Section 3. CEQA Findings. The City Council hereby finds that in accordance with the
10 California Environmental Quality Act (“CEQA”) and the CEQA Guidelines the adoption of this
11 Resolution is exempt from CEQA pursuant to Section 15061(b)(3).

12 Section 4. Effective Date. This Resolution shall become effective 60 days after adoption.
13 ADOPTED by the City Council this _____ day of _____, 2026.

14
15 _____
16 PATRICIA LOCK DAWSON
17 Mayor of the City of Riverside

18 Attest:

19 _____
20 DONESIA GAUSE
21 City Clerk of the City of Riverside

22 //

23 //

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
3 its meeting held on the _____ day of _____, 2026, by the following vote, to wit:

4 Ayes:

5
6 Noes:

7 Absent:

8 Abstain:

9 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
10 City of Riverside, California, this _____ day of _____, 2026.

11 _____
12 DONESIA GAUSE
13 City Clerk of the City of Riverside
14
15
16
17
18
19
20
21
22
23
24
25
26
27

28 313814 TAT 04/13/26