



Report to City Council

TO: Mayor and City Council

FROM: Melissa Walker, Public Works Director/City Engineer

AGENDA DATE: December 18, 2024

TITLE: **ADOPTION OF AN ORDINANCE UPDATING CITY PARTICIPATION IN THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM AND ADOPTION OF A RESOLUTION TO AMEND THE PASSTHROUGH TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM SCHEDULE (REPORT OF: PUBLIC WORKS)**

TITLE SUMMARY: A Public Hearing to Adopt Ordinance XXX to Amend, Update, and Supersede City of Moreno Valley Ordinance Numbers 925 and 950 Regarding City Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program; And Adoption of Resolution XXX Adopting a Transportation Uniform Mitigation Fee Schedule Per the 2024 Nexus Study

Recommendation(s)

That the City Council:

1. Adoption of Ordinance XXX, amending and updating the City's Transportation Uniform Mitigation Fee Ordinance Numbers 925 and 950, which is a passthrough fee to WRCOG pursuant to the TUMF program.
2. Adoption of Resolution Number XXX, adopting a Transportation Uniform Mitigation Fee schedule as required by the 2024 Transportation Uniform Mitigation Fee Nexus Study.

SUMMARY

This report recommends adoption of the Ordinance No. XXX, amending and superseding Ordinances Nos. 925 and No. 950 to update City's participation in the Western Riverside

County Transportation Uniform Mitigation Fee (TUMF) Program and adoption of the Resolution No. XXX, amending the applicable TUMF schedule to all developments in the City.

DISCUSSION

The City of Moreno Valley 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 (“2024 Nexus Study”) to update the fees. On September 9, 2024, the WRCOG Executive Committee reviewed the 2024 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. 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 2024 Nexus Study: (i) identify the purpose of the revised fees; (ii) identify the use to which the revised fees is to be put, including identification of any facilities to be financed; (iii) determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed; (iv) determine 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) determine 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. \$12,380 per single family residential unit 1,800 square feet or less
2. \$13,927 per single family residential unit between 1,801 and 2,300 square feet
3. \$15,476 per single family residential unit between 2,301 and 2,700 square feet
4. \$19,344 per single family residential unit greater than 2,700 square feet
5. \$7,816 per multi-family residential unit
6. \$2.33 per square foot of an industrial project

7. \$7.72 per square foot of a retail commercial project
8. \$4.89 per square foot of a service commercial project
9. \$2.45 per square foot of a service Class A and B Office

ALTERNATIVES

1. Approve and authorize the recommended actions as presented in this staff report. *This alternative will continue the City's participation in the TUMF program and amend the applicable TUMF schedule per 2024 TUMF Nexus Study to all developments.*
2. Do not approve and authorize the recommended actions as presented in this staff report. *This alternative will discontinue the City's participation in the TUMF program.*

FISCAL IMPACT

Participating in the TUMF program will provide needed resources to enlarge the capacity of the Regional System of Highways and Arterials due to new development in Western Riverside County. There is no impact on the General Fund.

PREPARATION OF STAFF REPORT

Department Head Approval:
Melissa Walker, P.E.
Public Works Director/City Engineer

CITY COUNCIL GOALS

Community Image, Neighborhood Pride and Cleanliness: Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

Positive Environment: Create a positive environment for the development of Moreno Valley's future.

Public Facilities and Capital Projects: Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

CITY COUNCIL STRATEGIC PRIORITIES

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

ATTACHMENTS

1. Ordinance No. _____
2. Resolution No. _____
3. Exhibit A - Map of Western Riverside County and Regional System
4. Exhibit B – 2024 TUMF Nexus Study

Report Approval Details

Document Title:	STAFFREPORT_24-0641_TUMF_UPDATE_2024_NEXUS_STUDY.docx
Attachments:	- 2024 - TUMF Ordinance.docx - 2024 TUMF Nexus Study - Fee Resolution.docx - Map of the Regional System (TUMF Ordinance Exhibit A).pdf - 2024 WRCOG TUMF Nexus Study.pdf
Final Approval Date:	Nov 25, 2024

This report and all of its attachments were approved and signed as outlined below:

Melissa Walker

Sean Kelleher

Natalia Lopez

Launa Jimenez

Brian Mohan

Mike Lee

Patty Rodriguez