



STAFF REPORT

DATE: 12/04/2024
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2024-161

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

ORDINANCE AMENDING CHAPTER 16.21 OF THE CORONA MUNICIPAL CODE TO UPDATE THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM AND RESOLUTION ADOPTING THE TUMF SCHEDULE APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF CORONA ACCORDING TO THE TUMF NEXUS STUDY 2024 UPDATE PREPARED BY THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve an amendment to the City's TUMF Ordinance and adopt a resolution establishing the fees for the TUMF program according to the 2024 Nexus Fee Study prepared by the Western Riverside Council of Governments (WRCOG). The TUMF is a regional transportation development impact fee that is collected by project proponents associated with development in the City. TUMF is not a City development impact fee but a regional development impact fee that is paid directly to WRCOG. WRCOG is the agency responsible for administering the Western Riverside County TUMF program.

RECOMMENDED ACTION:

That the City Council:

- a. Introduce, by title only, and waive full reading of consideration of Ordinance No. 3406, the first reading of an ordinance, approving an amendment to Chapter 16.21

of the Corona Municipal Code to update the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) program.

- b. Approve Resolution 2024-109 adopting the TUMF schedule applicable to all developments in the City of Corona according to the TUMF Nexus Study 2024 Update prepared by the Western Riverside Council of Governments.

BACKGROUND & HISTORY:

The City of Corona is a Member Jurisdiction of WRCOG, a joint powers agency comprised of the County of Riverside and 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,” in 2002 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 subsequent 2024 Nexus Study to update the TUMF. On September 9, 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and recommended that the TUMF Participating Jurisdictions update the TUMF schedule by amending their previously adopted TUMF ordinance to reflect changes in the TUMF network and the cost of construction.

ANALYSIS:

Ordinance 3406 provides the legal basis for a revised TUMF schedule. Resolution 2024-109 establishes the TUMF schedule associated with development.

Consistent with the Mitigation Fee Act, the 2024 Nexus Study and Ordinance 3406 does the following: (1) identify the purpose of the revised fees; (2) identify the use to which the revised fees are to be allocated, including identification of any facilities to be financed; (3) determines the reasonable relationship between the fee’s use and the type of development project on which the fee is imposed; (4) determines the reasonable relationship between the need for the public facilities and the type of development project upon which the fees are imposed; and (5) determines the relationship between the amount of the fees and the cost of the public facilities or portion, or the public facility attributable to the development on which the fees are imposed.

Table 1 shows the current and proposed TUMF Schedule. The proposed TUMF schedule will be adopted by Resolution 2024-109.

Table 1

Current and Proposed TUMF Schedule

Current TUMF			Proposed TUMF (2024)		
Land Use	Per Unit (DU)/ Square Feet (SF)	TUMF	Land Use	Per Unit (DU)/ Square Feet (SF)	TUMF
Single Family Residential	DU	\$10,104	Single Family Residential		
			1,800 sf or less	DU	\$12,380
			1,801 to 2,300 sf	DU	\$13,927
			2,301 to 2,700 sf	DU	\$15,476
			2,700 sf & greater	DU	\$19,344
Multiple Family Residential	DU	\$6,580	Multiple Family Residential	DU	\$7,816
Industrial	SF	\$1.86	Industrial	SF	\$2.33
Retail Commercial	SF	\$7.72	Retail Commercial	SF	\$7.72
Service Commercial	SF	\$4.89	Service Commercial	SF	\$4.89
Class A and B Office	SF	\$2.45	Class A and B Office	SF	\$2.45

FINANCIAL IMPACT:

There is no fiscal impact to the City as the TUMF is paid directly to WRCOG by project proponents associated with development in the City.

PUBLIC NOTICE:

The public hearing on the adoption of the TUMF schedule was advertised in the Sentinel Weekly on November 15, 2024.

ENVIRONMENTAL ANALYSIS:

This Ordinance and Resolution are exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Ordinance and Resolution simply updates the Transportation Uniform Mitigation Fee program, which merely provides funding for improvements to the regional system of highways and arterials in Western Riverside County and there is no possibility that this action will have a significant effect on the environment. Therefore, no further environmental analysis is required.

PREPARED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Ordinance 3406
2. Exhibit 2 – Resolution 2024-109