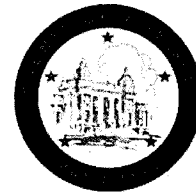


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM**  
19.3  
(ID # 10534)

**MEETING DATE:**

Tuesday, August 27, 2019

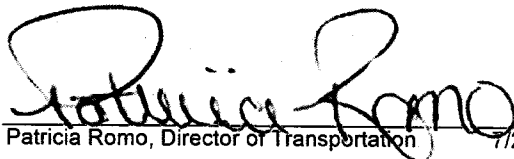
**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/ TRANSPORTATION:  
Public Hearing and Adoption of Ordinance No. 673.4, an ordinance of the County of Riverside amending Ordinance No. 673 to update fees, definitions, and exemptions under the Coachella Valley Transportation Uniform Mitigation Fee Program, California Environmental Quality Act Exempt. Districts 4 and 5. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Conduct the Public Hearing on Ordinance No. 673.4, an ordinance of the County of Riverside amending Ordinance No. 673 to update fees, definitions, and exemptions under the Coachella Valley Transportation Uniform Mitigation Fee Program;
2. Find the adoption of Ordinance No. 673.4 is not a project under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15378(b)(4), and is otherwise exempt from CEQA pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15273 based on the findings and analysis contained in the attached Notice of Exemption;
3. Adopt the 2018 Coachella Valley TUMF Nexus Study, which is the basis for this ordinance amendment;
4. Adopt Ordinance No. 673.4, amending Ordinance No. 673; and
5. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk for posting.

**ACTION:Policy**

  
Patricia Romo, Director of Transportation 7/24/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

**Ayes:** Jeffries, Spiegel, Washington, Perez and Hewitt  
**Nays:** None  
**Absent:** None  
**Date:** August 27, 2019  
**xc:** Transp.

Kecia R. Harper

Clerk of the Board

By   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Not Applicable</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On April 9, 2019, Agenda Item 3.18 (MT Item 9396) the County of Riverside Board of Supervisors (Board) approved the Initiation of Amendment to Ordinance No. 673 that directed the Transportation Department to prepare and process the ordinance amendment. On July 23, 2019, Agenda Item 3.69 (MT Item 10324) the Board introduced Ordinance No. 673.4, amending and updating the County of Riverside (County) participation in the Coachella Valley Transportation Uniform Mitigation Fee (TUMF) Program and set a Public Hearing for August 6, 2019. On August 6, 2019, the Public Hearing was continued to August 27, 2019.

The County is a member agency of the Coachella Valley Association of Governments (CVAG), a joint powers agency comprised of the County of Riverside and cities located in Coachella Valley area of Riverside County. The member agencies of CVAG recognized that there was insufficient funding to address the impacts of new development on the regional system of highways and arterials in Coachella Valley (Regional System). 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.

On April 30, 2018 the CVAG Executive Committee approved the 2018 Coachella Valley TUMF Nexus Study to reflect changes in the TUMF Program. The CVAG Executive Committee has recommended that member agencies will prepare resolutions to adopt and implement new TUMF fees. The new TUMF included an increase in the overall trip rate from \$192/trip to \$245/trip.

In accordance with the Mitigation Fee Act, the 2018 Nexus Study: (i) identifies the purpose of the revised fees; (ii) identifies the use to which the revised fees are to be put, including identification of any facilities to be financed; (iii) determines whether there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed; (iv) determines whether 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) determines whether there is a reasonable relationship between the amount of the fees and the

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

cost of the public facilities or portion of the public facilities attributable to the development on which the fees are imposed.

Based on the recommendations of the CVAG Executive Committee on April 30, 2018, the proposed ordinance amendment will establish the Fee Schedule for TUMF as follows:

<b>Land Use Category</b>	<b>Fee per Unit</b>
<b>Residential</b>	
Single-Family Detached	\$2,310/dwelling unit
Multi-Family, Mobile Home	\$1,330/dwelling unit
Nursing/Congregate Care	\$ 495/dwelling unit
Transit Oriented Development	15% discount
Low Income Housing	Exempt from Fee
<b>Non-Residential</b>	
Industrial	\$1,215/1,000SF
Office	\$2,390/1,000SF
Retail	\$6,010/1,000SF
Fuel – Gas	\$8,610/dispenser
Fuel – Electric	\$91/dispenser
Golf Course	\$920/acre
Hotel	\$3,510/room

Ordinance No. 673.4 will be effective sixty days after adoption.

Ordinance No. 673.4 is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(4), and is otherwise exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3) and 15273 based on the findings and analysis contained in the attached Notice of Exemption.

**Impact on Residents and Businesses**

The TUMF Program is intended to ensure that future development will contribute toward addressing the impacts of new growth on regional transportation infrastructure. Funding collected through the TUMF Program is used to construct transportation improvements that will be needed to accommodate future travel demand in the Coachella Valley. By levying a fee on new developments in the region, developers and in turn new county residents and employees will effectively contribute their "fair share" toward sustaining the regional transportation system.

Based on the results of the Nexus Study evaluation, it can be demonstrated that there is reasonable relationship between the cumulative regional transportation impacts of new land

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

development projects in the Coachella Valley and the need to mitigate these transportation impacts using funds levied through the TUMF Program.

**ATTACHMENTS:**

Ordinance No. 673.4  
CVAG TUMF Boundary  
2018 Nexus Study Report  
Notice of Exemption



Jason Farin, Senior Management Analyst

8/21/2019



Gregory V. Priaplos, Director County Counsel

8/15/2019



Leila Moshref-Danesh

8/15/2019



1 needed to accommodate growth in the Coachella Valley to the year 2040.

- 2 2. Evaluate population and employment growth, future transportation needs and
- 3 the availability of traditional transportation funding sources to establish
- 4 updated TUMF levels and program revenue collection targets.
- 5 3. Demonstrate a reasonable relationship between the cumulative regional
- 6 impacts of new land development projects in the Coachella Valley on the
- 7 Regional System and the need to mitigate these transportation impacts using
- 8 funds levied through the TUMF program.
- 9 4. Establish a reasonable and rational relationship between the use of the TUMF
- 10 proceeds and the type of development projects on which the TUMF is
- 11 imposed.
- 12 5. Provide that the TUMF proceeds will be used to help pay for the engineering,
- 13 construction, and acquisition of the Regional System improvements
- 14 identified therein. Such improvements are necessary for the safety, health and
- 15 welfare of the residential and non-residential users of the development
- 16 projects on which the TUMF will be levied.
- 17 6. Provide that TUMF program revenues to be generated by new Development,
- 18 as defined herein, will not exceed the total fair share of these costs.

- 19 d. The projects and methodology identified in the Fee Studies, as periodically updated,
- 20 are consistent with the goals, policies, objectives, and implementation measures of
- 21 the County's General Plan.

22 Section 2. PURPOSE. The purpose of this ordinance is to authorize the County's

23 participation in the TUMF Program, which establishes and sets forth policies, regulations, and authorized

24 uses of fees collected relating to the funding for the construction of improvements and facilities to enlarge

25 the capacity of the Regional System, as necessary to address the direct and cumulative environmental effects

26 generated by new development projects described and defined herein. The purpose of the TUMF is to fund

27 those certain improvements to the Regional System as identified in the 2018 Nexus Study.

28 Section 3. AUTHORITY. This ordinance is established under the authority of Article

1 11, Section 7 of the California Constitution and Title 7, Division 1, Chapter 5 of the California Government  
2 Code, beginning with Section 66000 et seq., which provides that a local agency may establish fees for the  
3 purpose of defraying all or a portion of the cost of public facilities related to development projects.

4 Section 4. DEFINITIONS. As used in this ordinance, the following words, terms and  
5 phrases shall have the following meanings:

- 6 a. "Average Weekday Trips". The average number of daily vehicle trips to or from a  
7 designated land use Monday through Friday.
- 8 b. "Change of Use". Any change in the use of an existing building that results in the  
9 increase of vehicular trips.
- 10 c. "Coachella Valley". The TUMF collection boundary area as described by the  
11 Coachella Valley Association of Governments Transportation Uniform Mitigation  
12 Fee Handbook, as may be amended from time to time.
- 13 d. "Coachella Valley Association of Governments" or "CVAG". The legal entity that  
14 manages and administers the TUMF in accordance with the laws of the State of  
15 California.
- 16 e. "Development". Any activity which requires discretionary or ministerial action by  
17 the County resulting in the issuance of grading, building, plumbing, mechanical, or  
18 electrical permits, or certificates of occupancy issued by the County to construct, or  
19 change the use of, a building or property. Where Development applies to an  
20 enlargement of an existing building, or a change of use of an existing building which  
21 results in increased vehicle trips, the average weekday trips shall be only the  
22 additional trips in excess of those associated with the existing use.
- 23 f. "Industrial". Land uses including all light manufacturing, industrial parks,  
24 warehouses, mini-warehouses, greenhouses and utilities.
- 25 g. "Low and Lower Income Housing". Single-family homes, apartments, and mobile  
26 homes built for those whose income is no more than 80% of the median income in  
27 the San Bernardino-Riverside Standard Metropolitan Statistical Area and as  
28 determined and approved by the County. Single-family homes are also known as

1 One Family Dwellings as defined in Ordinance No. 348, which may be amended  
2 from time to time.

3 h. "Multi-Family and Mobile Home Parks". Land uses typically include, but are not  
4 limited to, high-rise and low-rise apartments, high-rise and low-rise condominiums,  
5 and mobile home parks. A Mobile Home Park is a planned development designed to  
6 accommodate mobile homes for recreational vehicles on individual pad sites, for  
7 lease or rent. Multi-Family are also known as Multiple Family Dwellings, as defined  
8 in Ordinance No. 348, which may be amended from time to time.

9 i. "Nursing/Congregate Care". Nursing/Congregate Care uses provide a group of  
10 rooms with shared living quarters for unrelated persons. Occupants of  
11 Nursing/Congregate Care uses live and eat together with other persons in the building  
12 sharing at a minimum communal kitchen, dining and living facilities. Land uses  
13 typically include nursing homes, group homes, correctional facilities, mental  
14 hospitals, college dormitories, military barracks, missions and shelters.  
15 Nursing/Congregate Care are also known as Community Care Facilities, as defined  
16 in Ordinance No. 348, which may be amended from time to time.

17 j. "Office". Land uses including general office buildings, corporate headquarters,  
18 public facilities, medical office buildings, research centers, office parks, business  
19 parks, insurance offices, trade schools and other training centers.

20 k. "Regional System". The regional system of roads, streets and arterials, and highways  
21 identified by CVAG in its 2016 Transportation Project Prioritization Study ("TPPS")  
22 to accommodate growth in the Coachella Valley to the year 2040.

23 l. "Retail". All sales tax producing retail related uses. Retail uses include retail, general  
24 merchandise, specialty retail centers, discount stores, hardware or paint stores,  
25 beauty salons, supermarkets, wholesale markets, apparel stores, furniture stores, and  
26 automotive parts or supply stores.

27 m. "Single-Family Detached", also known as a One Family Dwelling as defined in  
28 Ordinance No. 348. A home on an individual lot, including subdivisions with public



1 streets, or dwelling units within a planned unit development. Single-Family Detached  
2 also includes mobile homes not in a Mobile Home Park.

- 3 n. "Transit-Oriented Development" or "TOD". A development project consisting of  
4 residential use or mixed use, where not less than fifty (50%) percent of the floor  
5 space is for residential use if located within one-half mile of a transit station and with  
6 direct walking access to the transit station, within one-half mile of convenience retail  
7 uses including a store that sells food, and with a maximum number of parking spaces  
8 as required by Ordinance No. 348 as may be amended from time to time.
- 9 o. "Trip Generation Rate". The number of average weekday trips generated by a  
10 particular land use.

11 Section 5. APPLICABILITY. The provisions of this ordinance shall apply only to new  
12 Developments that have yet to receive both final discretionary approval and issuance of a building permit  
13 or other development right, and to any reconstruction or new use of existing buildings that results in a  
14 Change of Use as defined herein.

15 Section 6. ESTABLISHMENT AND CALCULATION OF THE TUMF.

- 16 a. There is hereby established a Transportation Uniform Mitigation Fee ("TUMF"), the  
17 proceeds of which shall be placed in a trust fund established by CVAG and used to  
18 construct transportation improvements, as well as provide the additional capacity  
19 needed by the year 2040 to accommodate the traffic generated by the development  
20 of land in the County and in the entire Coachella Valley.
- 21 b. Trip Generation Rates shall be calculated based upon the following measurements:
- 22 1. Residential: Single-Family Detached, Multi-Family and Mobile Home Parks,  
23 and Nursing/Congregate Care uses are calculated per dwelling unit. Transit-  
24 Oriented Developments receive a 15% discount on the calculated fee.
  - 25 2. Non-Residential: Industrial, Office and Retail uses are calculated per 1,000  
26 square feet.
  - 27 3. Fuel Dispensers for Gas and Electric: Fuel dispensers for gas and electric  
28 vehicles are calculated per dispensing unit.

1 4. Golf Courses: Golf courses are calculated per acre.

2 5. Hotels: Hotels, resort hotels, and motels are calculated per room.

3 c. It is anticipated that the Executive Committee of CVAG shall annually review and,  
4 if necessary, amend the amount of the TUMF to ensure that it is a fair and equitable  
5 method of distributing the costs of the improvements necessary to accommodate  
6 traffic volumes generated by future growth. The County Board of Supervisors shall  
7 then consider and amend this ordinance as appropriate.

8 d. No entitlement or permit shall be approved unless payment of the TUMF is a  
9 condition of approval for any such entitlement or permit. The mitigation fee shall be  
10 paid to the County Transportation and Land Management Agency ("TLMA").

11 e. No building or similar permit, certificate of occupancy, or final inspection shall be  
12 issued or performed unless the applicant has paid the TUMF.

13 f. TUMF shall be imposed and collected by the County and shall be transmitted to  
14 CVAG to be placed in the Coachella Valley Transportation Mitigation Trust Fund  
15 ("Fund"). All interest or other earnings of the Fund shall be credited to the Fund.

16 Section 7. TUMF SCHEDULE. The TUMF shall be paid for each residential unit,  
17 Development project or a portion thereof to be constructed, in the amounts specified for each category as  
18 defined herein and shown below commencing on the effective date of this ordinance:

19 a. The following TUMF schedule is hereby adopted:

Land Use Category:	Fee per Unit:
<u>Residential</u>	
Single-Family Detached	\$2,310/dwelling unit
Multi-Family and Mobile Home Parks	\$1,330/dwelling unit
Nursing/Congregate Care	\$ 495/dwelling unit
Transit Oriented Development	15% discount.
Low Income Housing	Exempt from Fee
<u>Non-Residential</u>	
Industrial	\$1,215/1,000SF

1	Office	\$2,390/1,000SF
2	Retail	\$6,010/1,000SF
3	Fuel – Gas	\$8,610/dispenser
4	Fuel – Electric	\$ 91/dispenser
5	Golf Course	\$ 920/acre
6	Hotel	\$3,510/room

7 b. The fees shall be calculated according to the calculation methodology set forth in the  
8 CVAG TUMF Mitigation Fee Handbook, Effective November 1, 2018, as amended  
9 from time to time.

10 Section 8. EXEMPTIONS. The following Developments are exempted from payment  
11 of the fee required by this ordinance:

12 a. Low and Lower-Income Residential Housing. The following requirements apply:

13 1. Exemptions granted for Low and Lower-Income Residential Housing must  
14 be reported in the County’s monthly TUMF report.

15 2. For rental housing, the units shall be made available, rented and restricted to  
16 low-income households (as defined in Health and Safety Code section  
17 50079.5 and section 50053 as may be amended from time to time) at an  
18 affordable rent for a period of at least fifty-five (55) years after the issuance  
19 of a certificate of occupancy for new residential development. A restricted  
20 covenant shall be recorded with the County and shall run with the land for  
21 the term of fifty-five (55) years to qualify for the exemption.

22 3. For “for-sale” housing units, the units shall be sold to persons or families of  
23 low income (as defined in Health and Safety Code section 50093 as may be  
24 amended from time to time) at a purchase price that will not cause the  
25 purchaser’s monthly housing cost to exceed affordable housing cost (as  
26 defined in Health and Safety Code section 50052.5 as may be amended from  
27 time to time). Affordable units that are “for-sale” housing units shall be  
28 restricted to ownership by persons and families of low income for at least

1                    forty-five (45) years after the issuance of a certificate of occupancy for the  
2                    new residential development. A restricted covenant shall be recorded with  
3                    the County and shall run with the land for the term of forty-five (45) years to  
4                    qualify for the exemption.

- 5                    b.    The reconstruction of any building so long as the reconstructed building both  
6                    continues a use of the same category as the prior use and generates the same or fewer  
7                    trips as the original building and reconstruction commences within one (1) year from  
8                    destruction of the building.

9                    Section 9. CREDITS.

- 10                  a.    Where a developer improves those regional streets identified in Section 11 of this  
11                  ordinance beyond the requirements established in Section 9(b), the developer shall  
12                  receive a credit against the TUMF. To receive a credit, the developer shall obtain in  
13                  advance an agreement with CVAG pursuant to CVAG's rules and regulations. That  
14                  credit shall be an amount equal to the actual engineering and construction costs  
15                  incurred at the time of the development to the extent that CVAG has included those  
16                  costs in its estimated cost of constructing the regional system.
- 17                  b.    The TUMF required by this ordinance shall be in addition to any fees, conditions or  
18                  exactions for on-site and off-site improvements imposed upon projects pursuant to  
19                  state and local laws, ordinances, or administrative policy which may authorize the  
20                  imposition of conditions, fees or exactions on development and the developer shall  
21                  not be entitled to any credits for such fees, conditions or exactions.
- 22                  c.    If a developer constructs, or is required by the County to construct, any portion of  
23                  the regional network as identified in Section 11 of this ordinance in excess of that  
24                  required to meet standard street requirements as provided by local ordinances,  
25                  municipal codes, and the County's General Plan, the developer shall be entitled to a  
26                  TUMF credit for the cost of such excess construction. All such construction on the  
27                  regional network must have the approval of CVAG as to plans and detailed cost  
28                  estimates.

- 1 d. Should the credit exceed the developer's total TUMF, the difference may be credited  
2 against any of the applicant's future development within five (5) years which would  
3 be subject to the fee. The credit may not be refunded in cash.
- 4 e. Should a developer provide improvements which benefit adjacent undeveloped land,  
5 the developer may be reimbursed for a proportionate share of the cost of such  
6 improvements contingent upon future fees contributed from other benefitted  
7 developments and pursuant to special agreements made in advance with CVAG and  
8 in accordance with CVAG's rules and regulations.

9 Section 10. APPEAL PROCESS. An applicant who disputes the TUMF may file a  
10 written notice of appeal with the Executive Committee of CVAG within 90 days of imposition of the fee.  
11 The Executive Committee of CVAG must decide the appeal by majority vote and within 60 days of the  
12 filing of the appeal.

13 Section 11. LIST OF PROJECTS ON THE REGIONAL SYSTEM.

- 14 a. Transportation projects are those which, when completed, will together mitigate the  
15 traffic impacts of future growth in the year 2040 throughout the Coachella Valley.  
16 The Transportation Uniform Fee 2018 Fee Schedule Update Nexus Study Report  
17 outlines the facilities to be funded along with increases to estimated construction  
18 costs for designated facilities. The listing of projects to be funded by TUMF shall be  
19 annually reviewed and may be amended from time to time by CVAG.
- 20 b. CVAG shall annually establish priorities for the Regional System projects based on  
21 the criteria set forth in the "Transportation Project Prioritization Study (TPPS) 2016  
22 Update Final Report," as amended from time to time and incorporated herein by this  
23 reference. The TPPS is used by CVAG as a basis to prioritize arterial road segments  
24 and to make decisions in improvement funding, and is updated by CVAG on a regular  
25 basis.
- 26 c. The TUMF shall be solely used toward funding the engineering, construction, and  
27 purchasing of right-of-way for these Regional System projects and any other purpose  
28 consistent with this ordinance. The fee may not be used for system maintenance.

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Section 12. DEVELOPMENT AGREEMENT CREDIT. Where a development project is subject to the provisions of a development agreement entered into with the County pursuant to the provisions of Government Code Section 65864, et-seq., the TUMF required to be paid pursuant to the provisions of this ordinance shall be credited toward that portion of the transportation element of the public facilities fee required to be paid under any such Development Agreement.


Section 13. SEVERABILITY. If any one or more of the terms, provisions, or sections of this ordinance shall to any extent be adjudged invalid, unenforceable, voidable for any reason whatsoever by a court of competent jurisdiction, each and all of the remaining terms, provisions, and sections of this ordinance shall not be affected thereby and shall be valid and enforceable. "

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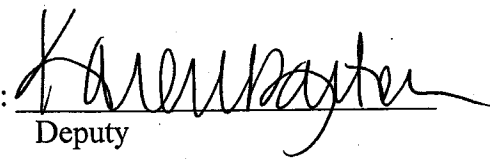
Section 2. This ordinance shall take effect sixty (60) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By:   
\_\_\_\_\_  
KEVIN JEFFRIES  
Chairman, Board of Supervisors

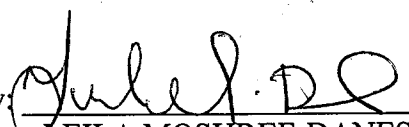
ATTEST:

KECIA HARPER  
Clerk of the Board

By:   
\_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM:  
June 28, 2019

By:   
\_\_\_\_\_  
LEILA MOSHREF-DANESH  
Deputy County Counsel

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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 27, 2019, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

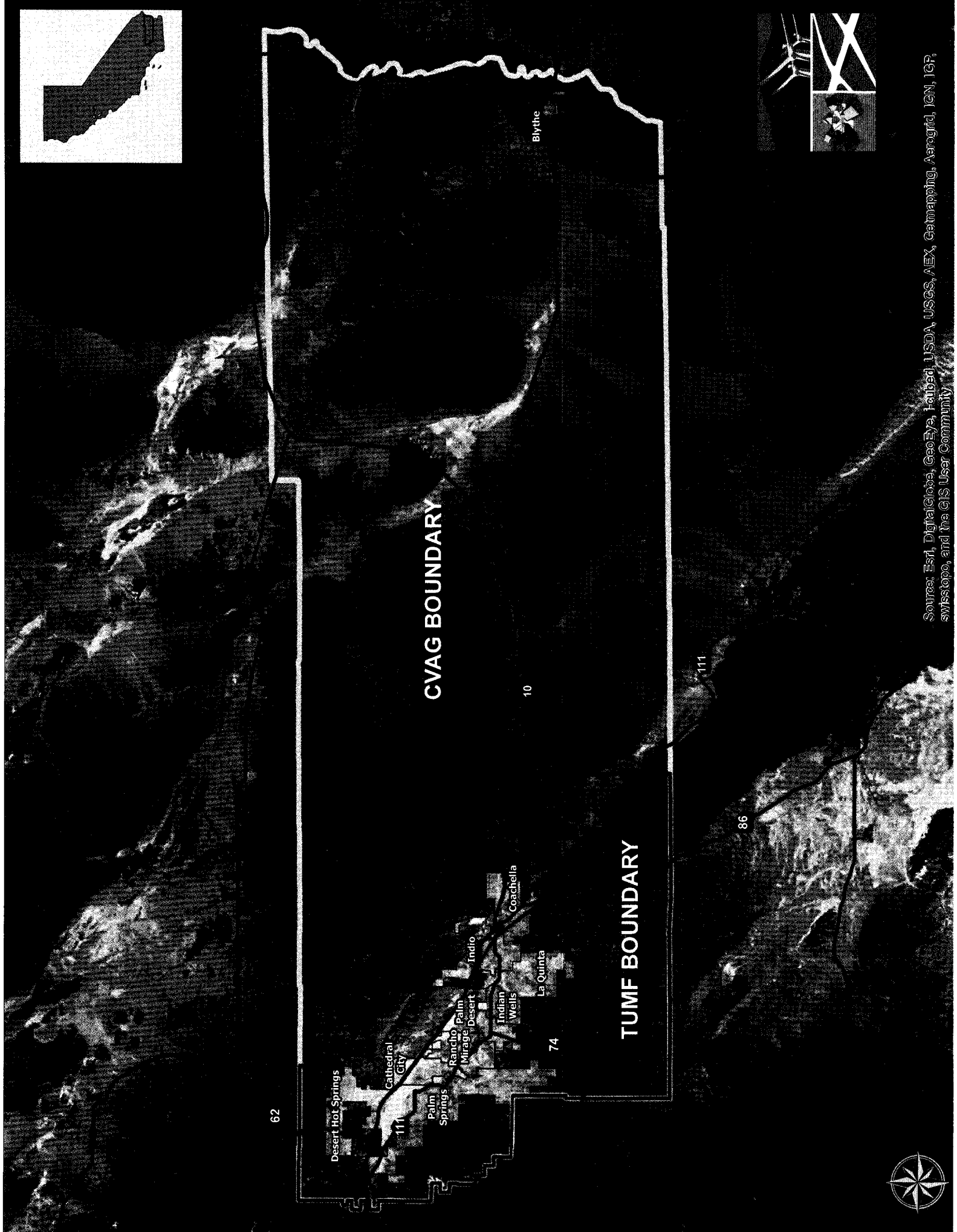
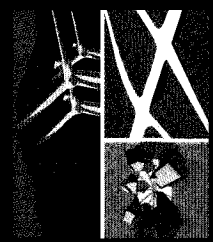
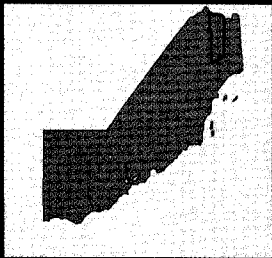
AYES:                   Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS:                   None  
ABSENT:                 None

DATE:           August 27, 2019

KECIA R. HARPER  
Clerk of the Board  
BY: *Karla Washington*  
Deputy

SEAL





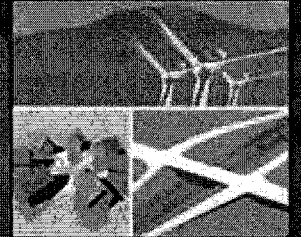
CVAG BOUNDARY

TUMF BOUNDARY



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

# TRANSPORTATION UNIFORM MITIGATION FEE NEXUS REPORT



CVAG

TIME  
MOUNT



Prepared by:  
Economic & Planning Systems, Inc.  
One Kaiser Plaza, Suite 1410, Oakland, CA 94612  
510.841.9190 ■ [www.epsys.com](http://www.epsys.com)

## **Nexus Report**

# **Transportation Uniform Mitigation Fee (TUMF) 2018 Fee Schedule Update**

### **Prepared for:**

Coachella Valley Association of Governments

### **In Association with:**

City of Cathedral City  
City of Coachella  
City of Desert Hot Springs  
City of Indian Wells  
City of Indio  
City of La Quinta  
City of Palm Desert  
City of Palm Springs  
City of Rancho Mirage  
County of Riverside

### **Prepared by:**

Economic & Planning Systems, Inc.

### **In Association with:**

Michael Baker International  
Fehr & Peers  
Rodriguez Consulting Group

March 2018

EPS #144043

*The Economics of Land Use*



**Michael Baker**  
**INTERNATIONAL**

*Economic & Planning Systems, Inc.  
One Kaiser Plaza, Suite 1410  
Oakland, CA 94612  
510 841 9190 tel  
510 740 2080 fax*

*Oakland  
Sacramento  
Denver  
Los Angeles*

[www.epsys.com](http://www.epsys.com)

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# 1. REPORT OVERVIEW AND RESULTS

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## **Introduction**

This Nexus Report provides the Coachella Valley Association of Governments (CVAG) and its member jurisdictions with the necessary technical documentation to support the adoption of an updated Transportation Uniform Mitigation Fee (TUMF). Impact fees are one-time charges on new development approved and collected by jurisdictions to cover the cost of regional transportation-related capital facilities and infrastructure that are required to serve new growth.<sup>1</sup> The fees are typically collected upon issuance of a building permit or certificate of occupancy.

Initially established in 1989, the CVAG TUMF is a one-time fee charged on all new development occurring within the CVAG region designed to cover the "fair share" cost of regional serving transportation projects and improvements needed to serve growth. The program relies on local agencies (e.g., cities and the County) to collect TUMF as development occurs. The TUMF Nexus Report establishes a nexus or reasonable relationship between the updated fee amount and the proportion of transportation improvement costs attributable to new development.

This Nexus Report has been prepared by Economic & Planning Systems (EPS) with support from a broader consultant team, led by Michael Baker International, that has been retained by the CVAG to assist in developing key components of the Regional Transportation Plan (RTP). The analysis and methodology incorporate input from CVAG staff, its member jurisdictions, the TUMF Nexus Advisory Committee, and other stakeholders.

## **Institutional Context**

The CVAG TUMF program is a component of Riverside County's Measure A. Measure A is a one-half percent sales tax program that provides funding for a wide variety of transportation projects and services throughout Riverside County. It was originally approved by voters of Riverside County in 1988 and given a 30-year extension in 2002. Cities and the county in the Coachella Valley must participate in the TUMF program to assist in the financing of the priority regional arterial system in order to receive local Measure A funds.

If a city or the county chooses not to levy the TUMF, the funds they would otherwise receive from Measure A for local streets and roads is added to the Measure A funds for the Regional Arterial Program. A portion of the Measure A revenues for the Coachella Valley area is returned to the cities and the county in the Coachella Valley to assist with the funding of local street and road improvements. These funds supplement existing federal, state, and local funds. Local street improvements adjacent to new residential and business developments are typically paid for by the developers.

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<sup>1</sup> New development includes any construction activity that requires a building permit and creates additional impacts on a jurisdiction's regional transportation infrastructure once completed (e.g., through additional travel demand or "trips").

Other key components of the RTP that have been updated as part of this study process, and used as critical inputs in the TUMF update, include:

- **Transportation Project Prioritization Study (TPPS):** The TPPS identifies and prioritizes the regional arterial transportation projects in the CVAG region.
- **Regional Arterial Cost Estimate (RACE):** The RACE provides costs estimates for the projects included in the TPPS.
- **Active Transportation Plan (ATP):** The Regional ATP defines the bicycle, pedestrian, and low speed electric vehicle (LSEV) networks designed to provide a multimodal complement and/or alternative to automobiles. The Regional ATP projects are included in the TPPS.

The TPPS, RACE, and ATP were formally approved by the CVAG Executive Committee on June 27, 2016. Since the TPPS, RACE, and ATP provide the underlying basis for the TUMF program, these updates have necessitated update of the TUMF program to reaffirm the nexus between projected development and needed transportation system improvements. The reevaluation of the TUMF nexus also provides the opportunity to address important policy issues including, fee land use categories, exemptions, cost indexing, and other factors, as described further in **Chapter 7**.

### **Legal Context**

A Nexus Report provides a legal basis and necessary technical analysis to support a schedule of transportation impact fees consistent with Mitigation Fee Act (AB 1600/ Government Code Section 66000 et seq.). The Mitigation Fee Act allows jurisdictions to adopt, by resolution, the Transportation Impact Fee consistent with the supporting technical analysis and findings provided in this Report. The Resolution approach to setting the fee allows periodic adjustments of the fee amount that may be necessary over time, without amending the enabling ordinance.

Impact fee revenue can be collected and used to cover the cost of constructing capital and infrastructure improvements required to serve new development and growth in the jurisdictions in which it is charged. As such impact fees must be based on a reasonable nexus, or connection, between new growth and development and the need for a new facility or improvement. Impact fee revenue cannot be used to cover the operation and maintenance costs of these or any other facilities and infrastructure. In addition, impact fee revenue cannot be collected or used to cover the cost of existing needs/ deficiencies in the transportation capital improvement network.

In establishing, increasing, or imposing a fee as a condition for the approval of a development project, Government Code 66001(a) and (b) state that the local agency must:

1. Identify the purpose of the fee;
2. Identify how the fee is to be used;
3. Determine how a reasonable relationship exists between the fee use and type of development project for which the fee is being used;
4. Determine how the need for the public facility relates to the type of development project for which the fee is imposed; and
5. Show the relationship between the amount of the fee and the cost of the public facility.

These statutory requirements have been followed in establishing this TUMF, as documented in subsequent chapters. If the transportation impact fee is adopted, this Nexus Study and the technical information it contains should be maintained and reviewed periodically by CVAG to ensure accuracy and to enable the adequate programming of funding sources. To the extent that transportation improvement requirements, costs, and development potential changes over time, the TUMF will need to be updated. Further information on the implementation and administration of the TUMF is provided in **Chapter 7**.

## Summary of the TUMF Calculation

**Table 1** shows summarizes the TUMF calculation per trip consistent with nexus requirements and the associated analysis contained in this Technical Report. These transportation impact fees are designed to cover the cost of regional transportation improvements required to support new development after existing deficiencies and known other funding sources have been taken into account. The fees apply to all new residential and non-residential projects, except those exempted by State or federal law or other means.

**Table 1 Summary of TUMF per trip Calculation**

Category	Source	Formula	Amount
Net TUMF Cost	See Table 9	= a	\$263,335,000
Growth in ADT (2015 - 2040)	See Table 3	= b	1,074,520
Avg. TUMF / ADT		= a / b	\$245

While per trip sets the basis for the TUMF, individual land use categories will pay different fees depending on their trip rates per unit. **Table 2** provides an illustrative calculation of the fee level for various land use categories. The actual land use categories and their specific application, including various discounts, will be included in the TUMF Handbook, as described in **Chapter 7**.



**Table 2 Illustrative TUMF Calculation for Selected Land Use Categories**

<b>Land Use Category</b>	<b>Fee Per Unit<sup>1</sup></b>
<b><u>Residential</u></b>	
Single Family Detached	\$2,310 per dwelling
Multi-Family	\$1,790 per dwelling
<b><u>Non-Residential</u></b>	
Industrial	\$1,220 per 1,000 sq. ft.
Office	\$2,390 per 1,000 sq. ft.
Retail <sup>2</sup>	\$6,010 per 1,000 sq. ft.

[1] Based on a TUMF of \$245 per ADT.

[2] Includes a discount of 35% percent to account for pass-through trips.

## 2. TUMF BOUNDARY AND TRAVEL DEMAND

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This chapter documents the land use and travel demand assumptions and forecasts that underlie the TUMF calculations. These factors drive the traffic generation and attraction in the CVAG region and, in turn, are critical in determining how to allocate new transportation improvement costs between existing and new development.

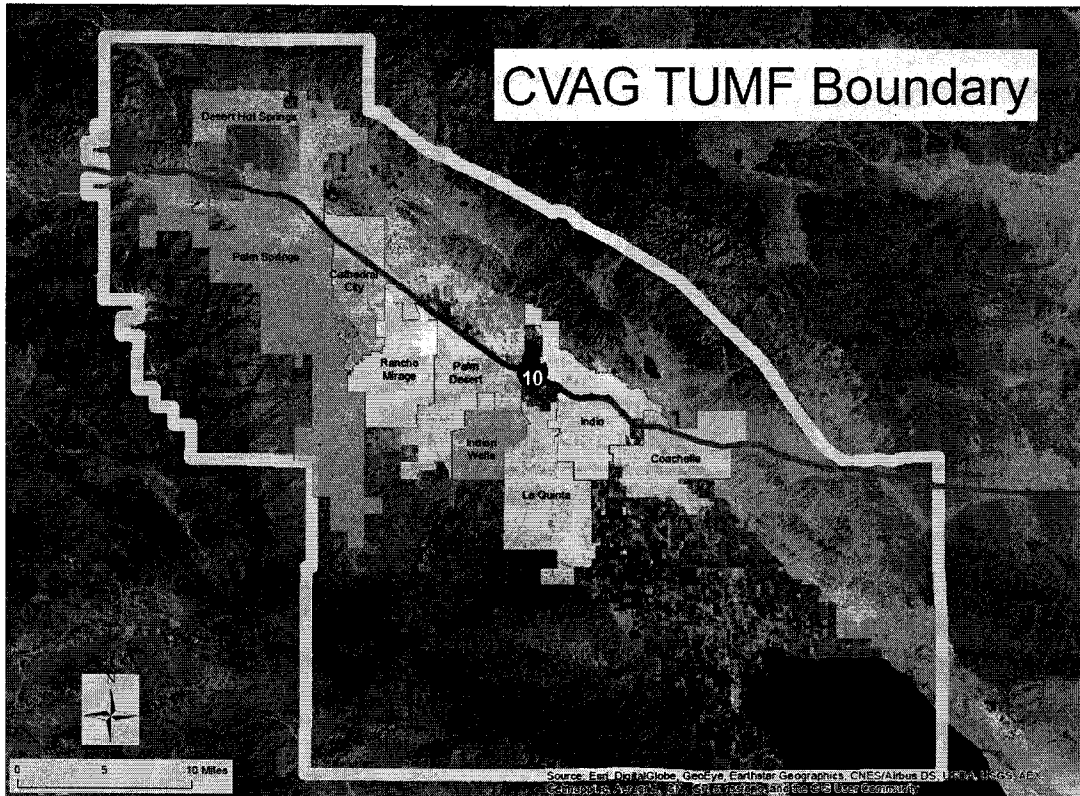
### **TUMF Boundary**

The TUMF boundaries define the geography (i.e. cities and unincorporated areas) where new development will be subject to the TUMF. In order to assure accurate and timely implementation of the TUMF program, the applicable boundary should be easily identified and understood by developers and jurisdictions responsible for fee collection. Good boundary devices are easily identified, stay relatively constant over time, and can be related to data collection or analysis zones in order to facilitate future analysis updates.

As part of an update to the TUMF in 2005 (Parsons Brinckerhoff, 2005), the CVAG TUMF Boundary Determination established a roughly defined area within which there exists a "reasonable relationship" between new development and traffic conditions on TUMF roadways. Formal boundary lines were defined based on the results of the analysis in relation to easily administered features. This boundary is illustrated in **Figure 1** and includes the CVAG core, as well as outlying areas along the I-10 east, SR74 south, SR86 south, and SR111 south corridors. The boundary corresponds to several easily defined features:

- The Riverside County line to the north and south,
- Joshua Tree National Park to the northeast,
- Township line 10E-11E to the east, and
- The WRCOG/CVAG border to the west.

Figure 1 CVAG TUMF Boundary



## Travel Demand Assumptions and Forecasts

Pursuant to the Mitigation Fee Act, development impact fees must establish a reasonable relationship, or nexus, between the cost of new capital facilities and improvements allocated to future development and the contribution of growth to the need for these facilities. For transportation impact fees, recently updated and adopted traffic models are generally used as a key tool to estimate the allocation of costs of new transportation facilities between existing and future development.

Based on direction from the CVAG Executive Committee, the Riverside County Traffic Analysis Model (RIVTAM) has been used to calculate the TUMF. Specifically, as part of this study process, the RIVTAM model has been updated to reflect the latest 2040 socio-economic forecasts and roadway network assumptions in the CVAG region consistent with SCAG's 2016 Regional Transportation Plan (RTP). In addition to the Federal Transportation Improvement Program (FTIP) and projects identified in the 2016 RTP, the TPPS projects were also added to the model to estimate the daily trips generated in the CVAG region by Year 2040.<sup>2</sup>

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<sup>2</sup> For transportation modeling purposes, even projects not included in the TUMF calculation but included as part of the RTP or FTIP are considered to be part of the regional network in 2040.

**Table 3** shows the estimated growth in the number of daily vehicle trips ends in the CVAG region between existing (2015) and 2040 based on the updated RIVTAM model. As shown, the existing 2015 vehicle trip ends were estimated to be 3,141,640 and the total growth was estimated to be an additional 1,074,520 trip ends over the next 25 years, or by 2040.<sup>3</sup> Based on this projection, the future growth in trip ends will represents about 25 percent of total trips in 2040. In other words, future growth is expected to account for roughly 25 percent of total trips ends within the CVAG region by 2040. This proportion is used to allocate a portion of the cost for TUMF eligible projects to future growth, as described further in subsequent chapters.

**Table 3 Estimated Growth in Trip Ends in CVAG Region (2015 – 2040)**

	Avg. Daily Trip (ADT) Ends in Year:		2015 - 2040 Growth in ADT		
	2015	2040 (with TPPS)	Total	Growth as % of 2040 total	Average Annual
<b>Total for CVAG Regional Network</b>	3,141,640	4,216,160	1,074,520	25.5%	1.2%

Source: F&P; RIVTAM

<sup>3</sup> Trip ends are those that either start or end in the CVAG region. Through trips (i.e. those that pass through but do not stop in the CVAG region), are excluded from this calculation as described further in **Chapter 4**.

### 3. TUMF PROJECTS AND COSTS

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This chapter documents the transportation facilities included in the TUMF as well as their estimated cost. Development impact fees are derived from a list of planned regional transportation capital improvement projects and associated costs that are needed in part or in full to accommodate new growth. Consequently, the capital improvements included in the fee program need to be described in sufficient detail to generate cost estimates.<sup>4</sup>

#### **TUMF Project Selection**

As noted in **Chapter 1**, the TPPS, as well as the RACE and ATP provide the core elements of the TUMF calculation by providing the list of potentially eligible projects and their corresponding costs. Updates to these documents were prepared by the consultant team, led by Michael Baker International, and formally approved by the CVAG Executive Committee on June 27, 2016.

While the projects included in the TPPS represent the universe of transportation facilities and improvements potentially eligible for funding through TUMF, not all of them need to be included in the program. A key component of the TUMF study process is to identify which of these eligible projects should be included in the TUMF based on both nexus and policy considerations. Accordingly, as part of this study, CVAG obtained input from member jurisdictions and the TUMF Nexus Committee to consider options for reducing the cost of the TUMF program.

The policy direction resulting from this consultation was to identify and remove projects from TUMF consideration where there was uncertainty in the likelihood of that project moving forward in the next 15-25 years. After meeting with each of the individual jurisdictions, CVAG found that nearly all projects scoring below 7.5 points on the TPPS met the criteria and thus should be "removed" from TUMF consideration. Jurisdictions pointed out that these projects may become more certain in the future, when the TUMF Nexus study is repeated.

CVAG, with concurrence from its members and the TUMF Nexus Committee, determined that the regional priority in the TPPS necessitated the inclusion of projects scoring above 7.5 points. By removing TPPS projects scoring 7.5 points and lower, jurisdictions acknowledge that regional funding will not be available for those projects until or unless the TUMF project list (those TPPS projects scoring above 7.5 points) is amended.

The ATP includes a comprehensive listing of all active transportation projects within the jurisdictions of the CVAG member agencies that were determined to have regional significance. Specifically, it includes local and regional bike plans as well as pedestrian improvement to transit hubs. In addition, the TPPS includes other regional transportation projects, such as CV Link, that correspond to long-term planning efforts and cannot analyzed in the same way as traditional TPPS projects. These projects were tested for regional significance based on factors that were agreed upon as part of the RTP study process. Based on CVAG committee direction, ATP and

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<sup>4</sup> Impact fees programs do not, in themselves, represent actual approval of a City plan or capital project (and as such do require clearance through the California Environmental Quality Act or CEQA).

these regional planning projects were not ranked against one another but are simply listed as part of the regional transportation system to be considered for funding.

In addition to this policy-based approach, TPPS projects focused on the resurfacing of existing arterials have been removed from the TUMF calculation based on nexus considerations (i.e., the costs of these projects are excluded from TUMF). These projects are needed to maintain the current regional arterial network rather than help accommodate growth. Based on the requirements of AB 1600, projects focused primarily on the operation and maintenance of existing facilities should be excluded from development impact fee programs. It should be noted that this is a relatively minor adjustment since total cost of these projects is only \$940,000.

Based on the process and criteria described above, about 80 TPPS projects were removed from TUMF consideration, or about 30 percent of the total.<sup>5</sup> Eliminating these projects removed about \$605 million from TUMF consideration. A detailed list of the projects included and removed from the TPPS is provided in **Appendix A**.

### **TUMF Project Costs**

As described earlier, the Regional Arterial Cost Estimate (RACE) study provides a uniform methodology to create planning-level cost estimates for transportation projects included in the TPPS. As further described in the RACE, these costs estimates include construction, right-of-way, and impact factors to cover other related project conditions.<sup>6</sup> The costs for CV Link and Regional Signal Synchronization were estimated from other planning efforts and added to the overall TPPS cost.

**Table 4** provides cost estimates for TPPS projects after removing those that scored at or below 7.5 points. As shown, the total delivery cost for the projects included as part of the TUMF calculations is estimated at approximately \$2.809 billion, including the TPPS, ATP, and two other regional projects. The cost estimates for each project are attached to this Report as **Appendix B** (with further detail available in the RACE).

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<sup>5</sup> This total excludes ATP and other Regional Projects such as CV Link.

<sup>6</sup> Impact factors are multipliers applied to the project's construction cost to account for special conditions likely add to its complexity in the construction process. These include project conditions like the existence of utilities structures, nearby drainage facilities, and medians that add complexity and costs.

**Table 4 Summary of TUMF Projects and Total Costs**

Type of Projects	TUMF Project Cost	
	\$ Amount	%
<b>Buildable Projects</b>	<b>\$2,506,140,000</b>	<b>89.2%</b>
-- Capacity Improvement Projects	\$2,143,490,000	76.3%
-- Widening or Updating Cross-Sections	\$69,910,000	2.5%
-- Other Operational Improvements	\$292,570,000	10.4%
-- Resurface or Reconstruction Only	\$170,000	0.01%
<b>ATP Regional Projects</b>	<b>\$157,700,000</b>	<b>5.6%</b>
-- Regional Bicycle Projects	\$149,700,000	5.3%
-- Regional Pedestrian Improvements	\$8,000,000	0.3%
<b>Other Regional Transportation Projects</b>	<b>\$146,100,000</b>	<b>5.2%</b>
-- CV Link	\$99,400,000	3.5%
-- Valley-wide Signal Synchronization	\$46,700,000	1.7%
<b>Regional Traffic System Costs</b>	<b>\$2,809,940,000</b>	<b>100%</b>

The bulk of the TUMF project costs, or approximately 76.3 percent, are identified as "Capacity Improvement Projects." These projects are so-named because they expand the capacity of the regional transportation network by adding lanes or entirely new arterials and connections, allowing the network to better accommodate growth. The projects referred to as "Widening or Updating of Cross-Sections" and "Other Operational Improvements", which combine for about 13 percent of costs, provide a variety of benefits to both new and existing commuters, but do not expand the network capacity in a measurable way. ATP and other regional projects such as CV Link and valley-wide signal synchronization, combine for slightly less than 11 percent of total costs.

## 4. TUMF COST ALLOCATION

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This Chapter describes how the cost of TUMF eligible projects (described in **Chapter 3**) are allocated to new development. Under the Mitigation Fee Act, development impact fees cannot include the cost of infrastructure improvements needed to address “existing deficiencies”. In other words, the cost of new capital facilities and improvements needed solely to address the needs of existing users must be excluded from the TUMF calculation.

### **Application of Transportation Demand Model**

As noted in **Chapter 2**, the nexus calculations provided in this Report utilize RIVTAM projections to allocate the cost of the TUMF eligible projects between new and existing development. The RIVTAM model is a mathematical representation of travel demand in the CVAG region between Base Year 2008 and Future Year 2040, updated by Fehr & Peers as part of this study effort. The model uses socioeconomic data, such as number of jobs and households to estimate the expected travel in, between, and through CVAG. Existing 2015 origin-destination (O-D) trip table and daily volumes were developed using the interpolation between the Base Year 2008 Model and Future Year 2040 Model.

The traffic growth in CVAG was estimated using the change in origin-destination (O-D) trip tables between existing 2015 Model and Future Year 2040 Model. In order to capture the trips only associated with the Coachella Valley region, the external-to-external trips (meaning trips starting from and ending at areas outside of the Coachella Valley) were excluded from traffic growth. For external-to-internal or internal-to-external trips (meaning trips having one end in CVAG and the other end outside of CVAG), only half of those trips were included in the traffic growth calculation.

For the purpose of the TUMF, the number of trip ends was used to calculate the fee which is consistent with the 2005 TUMF study. Any internal-to-internal trip (meaning trips traveling inside CVAG) is considered as two trip ends and any external-to-internal or internal-to-external trip is considered to have one trip end in Coachella Valley.

The results from the traffic demand model are applied differently depending on the type of TUMF project under consideration. Specifically, this nexus analysis employs different cost allocation methodologies depending on whether the project is primarily designed to increase the overall travel capacity within the CVAG region versus those that are primarily designed for other purposes, such as safety or bicycle / pedestrian access. The cost allocation methodology for each category of TUMF improvement is described separately below.

### **TUMF Capacity Improvement Projects**

As described in **Chapter 3**, the TPPS identified a number of projects as “capacity improvements.” These projects are so-named because they expand the capacity of the regional transportation network by adding lanes to existing facilities or adding entirely new arterials and connections, allowing the network to accommodate growth. For these projects the RIVTAM model was used to estimate the portion of costs attributable to growth. Specifically, the existing 2015 daily volumes were compared to capacity to develop the existing volume/capacity (v/c)



ratio to determine whether the project is experiencing an existing deficiency based on level of service (LOS) criteria. Consistent with the 2005 TUMF study, LOS D or worse is considered to be unacceptable LOS for arterial roadway network.

Any project's roadway segment with a v/c ratio exceeding 0.62 (LOS D or worse) were considered to operate with existing deficiency, and a fair share calculation was then performed to estimate the portion of costs attributable to growth for the project. The fair share percentage was calculated by subtracting the existing volumes from future demand and then divided by the future demand, and the percentage was applied to the project's total cost to estimate the portion of costs attributable to growth. For projects with roadway segments operating at LOS C or better (or v/c ratio of 0.62 or less), it is assumed 100 percent of the project's cost is attributable to growth.

**Table 5** shows the list of TUMF projects experiencing a v/c ratio above 0.62 and how the cost of these projects has been allocated between new and existing development. Overall, out of the 190 TUMF projects (excluding ATP) 13 are estimated to operate with an existing deficiency. As shown in **Table 5**, out of the \$121.7 million in total cost estimated for these projects, approximately \$54.4 million is allocated to the TUMF. The remaining \$67 million, or about 55 percent, is attributable to existing deficiencies.

**Table 5 TUMF Capacity Improvements with Existing Deficiencies**

Street Name	Segment #	Segment Description	Cost Considered in TUMF	Existing Year 20151		Future Year 2040 w/ TPPS <sup>1</sup>		Fair Share Factor	Cost Contributed to Future Growth
				ADT	V/C	ADT	V/C		
			a	b	c	d = (c - b) / c		e = a * d	
AVE 48	48H	Grade Separation at Hwy 111/SPRR	\$22,011,480	21,120	0.85	49,420	0.48	0.57	\$12,604,712
AVE 50	50A	Future Ave 50 SR-86S IC	\$55,222,500	20,260	0.82	37,930	0.35	0.47	\$25,725,852
AVE 50	50I2	Cabazon Rd to SR-86S (Incl. Br. at Whitewater Chnl)	\$3,356,880	20,150	0.72	38,870	0.37	0.48	\$1,616,691
Dillon Rd.	DLN13	S side of Whitewater Br. to Hwy 111	\$4,062,858	19,440	0.71	46,870	0.43	0.59	\$2,377,730
Hwy. 74	Hwy.74A	Highway 111 to El Paseo	\$450,240	38,960	0.63	39,080	0.34	0.00	\$1,383
Hwy. 111	Hwy.111F	Cook St to Eldorado Dr	\$3,537,600	47,240	0.72	67,580	0.58	0.30	\$1,064,735
Hwy. 111	Hwy.111G	Eldorado Dr to Miles Ave	\$4,924,800	53,240	0.81	73,300	0.64	0.27	\$1,347,769
Hwy. 111	Hwy.111H	Miles Ave to Washington St (incl. Br. Over Deep Cyn Chnl)	\$7,573,400	46,430	0.70	62,300	0.43	0.25	\$1,929,211
Indian Cyn Dr.	INCN8	Garnet Ave to 20th Ave	\$165,000	20,370	0.68	37,920	0.56	0.46	\$0
Indian Cyn Dr.	INCN9	20th Ave to 19th Ave	\$1,722,800	24,960	0.85	45,050	0.31	0.45	\$768,281
Indian Cyn Dr.	INCN10	19th Ave to Dillon Rd	\$7,379,840	21,780	0.78	39,410	0.26	0.45	\$3,301,360
Indian Cyn Dr.	INCN13	Pierson Blvd to Mission Lakes Blvd (Incl. Future Br. at Mission Cr.)	\$6,945,600	16,460	0.62	27,730	0.40	0.41	\$2,822,824
Palm Dr.	PD1	I-10 IC to Varner Rd	\$4,024,416	28,340	0.85	35,290	0.24	0.20	\$792,567
<b>Total</b>			\$121,377,414						\$54,353,115

[1] Data provided by Fehr & Peers based on updated RIVTAM.

As noted, the bulk of the capacity improvement projects, in terms of both number and costs, currently operate with a v/c ratio below 0.62. Consequently, these projects are assumed to be entirely attributable to new development.

## **TUMF Operational, Safety, and ATP Projects**

In addition to "capacity improvement projects", other regional projects are included in the TUMF calculation because they improve the regional network for both existing and new users. While these projects provide a variety of benefits to both new and existing commuters, they do not expand the network capacity in a measurable way. The TUMF projects that fall into this category include operational improvements such as reconfiguring intersections, adding turn lanes at intersections, adding traffic signals, and ATP projects (e.g. bike / pedestrian facility and transit station improvements, and CV Link).

Since these improvements and facilities associated with the project categories above are designed to serve and benefit both existing and new development, the costs are allocated in proportion to growth. Specifically, 25 percent of the cost of these projects are allocated to growth reflecting the estimated share of new trip ends to total trip ends in 2040 (see **Table 3** in **Chapter 2**).

## **Summary of TUMF Cost Allocation**

**Table 6** summarizes the allocation of TUMF eligible project costs between new and existing development based on the methodology described above. As shown, overall, about 80 percent of the TUMF eligible project costs are allocated to new development. This amount includes 97 percent of the cost of "Capacity Improvement Projects" since the majority of these projects are not currently needed given level of service standards assumed for this analysis (i.e. v/c ratios of 0.62 or less).

**Table 6 Allocation of TUMF Eligible Project Costs to New Development**

Type of Projects	Project Costs	Proportion of Costs Allocated to Growth	Total Costs Allocated to Growth
<b>Buildable Projects</b>	<b>\$2,505,970,000</b>		<b>\$2,169,010,747</b>
-- Capacity Improvement Projects <sup>1</sup>	\$2,143,490,000	96.9%	\$2,076,630,000
-- Widening or Updating Cross-Sections <sup>2</sup>	\$69,910,000	25.5%	\$17,817,088
-- Other Operational Improvements <sup>2</sup>	\$292,570,000	25.5%	\$74,563,659
<b>ATP Regional Projects</b>	<b>\$157,700,000</b>		<b>\$40,191,028</b>
-- Regional Bicycle Projects <sup>2</sup>	\$149,700,000	25.5%	\$38,152,168
-- Regional Pedestrian Improvements <sup>2</sup>	\$8,000,000	25.5%	\$2,038,860
<b>Other Regional Transportation Projects</b>	<b>\$146,100,000</b>		<b>\$37,234,681</b>
-- CV Link <sup>2</sup>	\$99,400,000	25.5%	\$25,332,836
-- Valley-wide Signal Synchronization <sup>2</sup>	\$46,700,000	25.5%	\$11,901,845.28
<b>Total</b>	<b>\$2,809,770,000</b>	<b>80%</b>	<b>\$2,246,436,456</b>

[1] Cost allocation based on RIVTAM analysis. For projects with no existing deficiencies, 100 percent of costs are allocated to growth.

[2] Cost allocation based on new trips from 2015 - 2040 divided by total trips in 2040, as shown in Table 3.

## 5. OTHER FUNDING FOR TUMF PROJECTS

It is a common practice in calculation of a development impact fee to deduct any obligated or projected revenue from other funding sources from the total cost of planned capital facilities and improvements. Accordingly, this section identifies and quantifies the separate external revenue or funding sources (other than the TUMF itself) and deducts these amounts from the TUMF calculation.

CVAG has programming authority for Measure A, State and Federal formula funds. Riverside County Transportation Commission (RCTC) is the regional transportation planning agency responsible for administration of funds throughout Riverside County. Due to the diverse needs of sub-regions throughout the County, programming decisions within Coachella Valley are typically delegated to CVAG. Competitive grant funding and programming is typically managed directly by RCTC or State and Federal sponsoring agencies.

### Obligated Funds

TUMF project costs should exclude funding that has already been secured or is obligated from other external sources. As of November, 2016, CVAG has approximately \$232 million allocated to TPPS projects from available sources. Programming decisions are made periodically and obligation values are updated as needed. A list of current projects and funding commitments is summarized in **Table 7**.

**Table 7 Summary of Obligated Funds Available to Off-set TUMF Costs**

Type of Projects	Project Cost		Obligated Funding <sup>1</sup>
	\$ Amount	%	
<b>Buildable Projects</b>	<b>\$2,505,970,000</b>	<b>89.2%</b>	<b>\$145,886,000</b>
-- Capacity Improvement Projects	\$2,143,490,000	76.3%	\$102,956,000
-- Widening or Updating Cross-Sections	\$69,910,000	2.5%	\$1,972,000
-- Other Operational Improvements	\$292,570,000	10.4%	\$40,958,000
<b>ATP Regional Projects</b>	<b>\$157,700,000</b>	<b>5.6%</b>	<b>\$8,300,000</b>
-- Regional Bicycle Projects	\$149,700,000	5.3%	\$8,300,000
-- Regional Pedestrian Improvements	\$8,000,000	0.3%	\$0
<b>Other Regional Transportation Projects</b>	<b>\$146,100,000</b>	<b>5.2%</b>	<b>\$77,767,625</b>
-- CV Link	\$99,400,000	3.5%	\$75,000,000
-- Valley-wide Signal Synchronization	\$46,700,000	1.7%	\$2,767,625
<b>Regional Traffic System Costs</b>	<b>\$2,809,770,000</b>	<b>100%</b>	<b>\$231,953,625</b>

[1] Only includes portion of obligated funding applicable to TUMF related costs.

Although a significant portion of obligated funds are under CVAG's control, competitive funding from State and/or federal sources, such as Active Transportation Program (ATP) funding, is determined by others. ATP projects in the CVAG region, including major infrastructure projects such as CV Link, have received approximately \$75 million in grants and funding allocations from CMAQ and various other sources. The values are deducted from the TPPS and ATP gross network.

## **Other External Funding**

As part of the TUMF study effort, CVAG staff identified and estimated the level of non-TUMF external funding assumptions inherent in each jurisdiction's ability to move specific TPPS projects forward. These external funding assumptions have been removed from the TUMF obligation. Specifically, CVAG staff have worked with member jurisdictions to identify and estimate the additional, external (i.e. non-TUMF) funding assumptions associated with the all TPPS projects rated above 7.5 points. The total external funding estimate from all the jurisdictions was \$328,032,689. Consequently, this amount has been removed from the TUMF calculation.

## **Developer Funded Improvements**

Section 6 (d) (2) of the CVAG TUMF model ordinance indicates that CVAG will "establish an estimate of the value of customary developer dedications to the extent they have been included in the total cost of the regional system." Dedications are right of way and/or completed roadway segments that are required to be completed by developers as part of their development approvals. In previous TUMF Nexus Studies, the estimated value of developer dedications has been used to offset or reduce the TUMF collection target.

This reduction of the TUMF collection target provides an appropriate program 'credit' to developers for completing actual improvements to the arterial system. While the value of developer contributions is difficult to quantify, they are real and should be accounted for in the TUMF. As part of the initial TUMF calculation in 1988 it was estimated that such dedications represented 25 percent of the value of total TPPS (regional system) costs. This estimate was affirmed in 2005. It is recommended that we retain the 25 percent estimate for the value of developer dedications for the 2018 Nexus Study, excluding CV Link.

## **State and Federal Transportation Funding**

CVAG receives transportation funding from a variety of State and federal sources, much of which is allocated by formula or agreement through RCTC. This includes funding through the State Transportation Improvement Program (STIP), Congestion Mitigation and Air Quality funding (CMAQ), the federal Surface Transportation Program (STP), and other sources. While the funding levels from State and Federal sources can vary significantly from year to year, for the purposes of the TUMF analysis, CVAG projects that the region will receive about \$172 million from these sources over the next 25 years, or an average of about \$6.86 million per year.<sup>7</sup>

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<sup>7</sup> Based on the last call for projects in 2013 for federal grant funds STP, CVAG received \$21,458,175, or about 33 percent of the total pot for Riverside County. For CMAQ funds, CVAG is averaging about

## Local Match

The CVAG share of regional road system project costs has been set by the Executive Committee at 75 percent of qualified project costs, has been applied after any external funding comes off the top. Local jurisdictions are required to provide the remaining 25 percent of project costs, as well as 100 percent of unqualified project costs. For the purposes of the TUMF, CVAG has indicated that projects on the TPPS will be funded with 75 percent regional funds with a 25 percent local match requirement. Accordingly, this analysis assumes that the TUMF costs are reduced by 25 percent to account for this local match.

## Measure A

In accordance with RCTC Ordinance No.02-001, Riverside County Transportation Commission Transportation Expenditure Plan and Retail Transaction and Use Tax (Measure A), 50 percent of the sales tax revenue generated by Measure A within the Coachella Valley is allocated to CVAG for use on the Regional Arterial System. This sales tax was approved through 2038. CVAG uses this revenue to complete projects included in the TPPS. CVAG intends to continue to utilize this revenue for projects included in the TPPS

For the purpose of determining the share of Measure A revenues that will likely be available for completing future TPPS projects, an average of actual revenues between 2007 and 2016 (adjusted for inflation) and projected growth in trips through 2040 was used. In addition, it is assumed that 80 percent of the Measure A revenue would be used to off-set TUMF costs, with the remaining available to cover future project costs not covered by TUMF (e.g., the amount allocated to "existing deficiencies"). This methodology yields average annual Measure A revenues available to off-set TUMF costs of about \$22.8 million per year or \$461 million over 25 years, as shown in **Table 8**.

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\$6 million per year. These two sources would combine for about \$171,458,175 over a 25-year period (\$21,458,175 + \$6 million times 25 years).

**Table 8 Estimated Measure A Revenues Available To Off-set TUMF Costs**

Type of Projection	Average Annual Amount	Total Projected Through 2040
Based on 2007-16 Growth Rate In Measure A \$s	\$20,308,586	\$487,406,064
Based on 2010-16 Growth Rate in Measure A \$s	\$26,270,481	\$630,491,536
Based on SCAG Trip Growth (2017 - 2040)	<u>\$21,934,342</u>	\$526,424,215
<b>Average of All Projections</b>	\$22,837,803	\$548,107,272
<b>25 Year Total</b>		\$570,945,075
<b>Allocation to TUMF Eligible Projects @ 80% [1]</b>		<b>\$456,475,736</b>

[1] Equals to proportion of total TUMF costs allocated to growth, as shown in Table 6.

### Summary of Other Funding Sources

**Table 9** summarizes the assumptions above to estimate the total revenue that is likely to be available to off-set TUMF project costs over the next 25 years. As shown, the total TUMF Costs of \$2.176 billion (i.e., the TPPS costs attributable to growth) are reduced by an additional \$1.934 billion to account for other funding sources, leaving a net TUMF cost of about \$242.7 million.

**Table 9 Net TUMF Costs After Funding from Other Sources**

<u>Category</u>	<u>Source</u>	<u>Formula</u>	<u>Amount (rounded)</u>
TUMF Cost Allocation	See Table 6	= a	\$2,246,436,000
Obligated Funding	See Table 7	= b	\$231,953,625
External Funding	CVAG Jurisdiction data	= c	\$328,000,000
CV Link Costs Allocated to Growth	See Table 6	= d	\$25,332,836
Developer Funded Improvements	CVAG Estimate	$e = 25\% * (a - d)$	\$555,276,000
State and Federal Funding	CVAG Estimate	= f	\$171,458,000
<b>Subtotal</b>		$g = a - b - c - e - f$	<b>\$959,748,000</b>
25% Local Match	CVAG Policy	$h = g * 25\%$	\$239,937,000
Measure A Funding to TUMF	See Table 8	= i	\$456,476,000
<b>Net TUMF Costs</b>		$j = g - h - i$	<b>\$263,335,000</b>



## 6. NEXUS FINDINGS AND FEE CALCULATION

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This chapter summarizes the nexus findings presents in the previous chapters and calculates and presents the final TUMF calculations.

### Overview of Nexus Findings

A “nexus” or relationship between new development in the CVAG region and transportation improvements and their costs must be established before incorporating transportation improvement costs into a transportation impact fee calculation. To determine the appropriate costs to include in the new transportation fee calculation, it is necessary to conduct a series of steps:

- **Identify Total Costs of Transportation Improvements.** The identification of the required transportation improvement projects and their associated costs is the first step (see **Chapter 3**).
- **Remove Existing Deficiencies.** Next, it is necessary to evaluate whether there is an existing deficiency at any of the project locations, and if so, the magnitude of that deficiency. Existing deficiencies are accounted for by reducing the project cost that is included in the Fee Program with funding required from other sources (see **Chapter 4**).
- **Determine Proportionate Allocation to New Development.** Once existing deficiencies are identified, it is necessary to determine the proportion of the remaining project cost that is attributable to new development, and therefore can be the subject of a fee program (see **Chapter 4**).
- **Account for Known Funding.** To the extent there is dedicated funding for any of the transportation improvements, this portion of costs should not be included in the transportation fee calculation. For this TIF calculation, funding from external sources has been excluded (see **Chapter 5**).

The technical calculations described above and further detailed in subsequent sections establish the following nexus findings, consistent with the requirements of the Mitigation Fee Act.

#### **Purpose**

The TUMF will help maintain adequate levels of transportation service in the CVAG region. It is levied on all new development throughout the Coachella Valley to mitigate the cumulative regional impacts on the transportation system.

#### **Use of Fee**

Fee revenue will be used to fund regional transportation improvements, including roadway, intersection, interchange, and traffic signal improvements, ATP facilities and other regional serving projects. The list of eligible transportation projects and costs are summarized in Chapter 3 and further detailed in the **Appendix B** and the TPPS.

**Relationship**

New development in the CVAG region will increase demands for, and travel on, the region’s transportation network. Transportation fee revenue will be used to fund additional transportation capacity necessary to accommodate this growth. New development will benefit from the increased transportation capacity.

**Need**

Each new development project will add to the incremental need for transportation capacity and improvements. The transportation improvements considered in this Study have been identified and are necessary to support the future transportation needs in the CVAG region.

**Proportionality**

The fee levels are tied to fair share cost allocations to new development based on the RIVTAM transportation model and adapted for this study purpose. Recognizing that some improvements within the Coachella Valley will be completed by developer dedications or using alternate funding sources, the TUMF program establishes the share of unfunded improvement costs in rough proportionality to the number of trips generated by new development and assigns the fair-share fee to new developments on this basis.

**The TUMF Calculation**

The data and analysis described above provide the core components of the TUMF calculation. The final step in the TUMF calculation is to estimate the fee per trip and by land use category (i.e. different types of residential and non-residential development). These calculations are described below.

**TUMF per Trip**

The TUMF rate per trip is calculated by dividing the net TUMF cost above by the projected growth in average daily trips (ADT) over from 2015 – 2040. Specifically, the fee per trip is calculated by dividing the aggregate fee program cost of \$263.3 million by the total number of trips generated by new development, or 1,074,520, as shown in **Table 10**. The results in a TUMF of \$245 per ADT.

**Table 10 Calculation of TUMF per Average Daily Trip (ADT)**

<u>Category</u>	<u>Source</u>	<u>Formula</u>	<u>Amount</u>
Net TUMF Cost	See Table 9	= a	\$263,335,000
Growth in ADT (2015 - 2040)	See Table 3	= b	1,074,520
Avg. TUMF / ADT		= a / b	\$245

## TUMF by Land Use

This average TUMF per trip amount will be used as the basis for calculating the actual TUMF obligation for particular types of development based on ADT generation factors for specific land use categories. **Table 11** provides the ADT rates for generalized land use categories based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition released in 2017). The actual land use categories and their specific application, including various discounts, will be included in the TUMF Handbook, as described in **Chapter 7**. In addition, CVAG may update these rates and land use categories over time as conditions change and new data becomes available.

**Table 11 Trip Rate Assumptions for illustrative Land Use Categories**

Land Use Category	ITE Daily Trip Rate / Unit	ITE Code	ITE Land Use Description
<b>Residential</b>			
Single Family Detached	9.44 dwelling	210	Single-Family Detached Housing
Multi-Family	7.32 dwelling	220	Multifamily Housing Low Rise
<b>Non-Residential</b>			
Industrial	4.96 1000 sq. ft.	110	General Light Industrial
Office	9.74 1000 sq. ft.	710	General Office Building
Retail	37.75 1000 sq. ft.	820	Shopping Center

**Table 12** calculates the TUMF for each land use categories defined above based on the fee per trip. It should be noted that, the TUMF per trip rate for retail is reduced by 35 percent to account "linked" and pass-through trips, or trips that are part of multi-purpose commute (e.g., stopping at a retail store on the way to or from work). Typically, retail-based trips often involve multiple stops. To recognize this traffic pattern, an adjustment for pass-through trips, or percentage of new trip adjustment, takes into account vehicle trips using the adjacent roadway that enter a site as an intermediate stop on the way to another destination. For example, some drivers will stop for fuel on their way home from work. The pass-by adjustment reduces total number of vehicle trips to account for the sharing of the one trip for two destinations (fuel and then home).

**Table 12 Illustrative TUMF Calculation for Selected Land Use Categories**

<b>Land Use Category</b>	<b>Fee Per Unit<sup>1</sup></b>
<b><u>Residential</u></b>	
Single Family Detached	\$2,310 per dwelling
Multi-Family	\$1,790 per dwelling
<b><u>Non-Residential</u></b>	
Industrial	\$1,220 per 1,000 sq. ft.
Office	\$2,390 per 1,000 sq. ft.
Retail <sup>2</sup>	\$6,010 per 1,000 sq. ft.

[1] Based on a TUMF of \$245 per ADT.

[2] Includes a discount of 35% percent to account for pass-through trips.

## **7. TUMF IMPLEMENTATION AND ADMINISTRATION**

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This chapter summarizes the implementation and administrative issues and procedures associated with the TUMF program. Implementation and administrative elements of this Updated TUMF are specified in the CVAG TUMF Handbook as well as the CVAG TUMF model ordinance. This TUMF update incorporates a number of modifications requested by CVAG's member jurisdictions and other stakeholders. The key elements of these documents that are expected to be modified as part of this update are described below.

### **Elimination of Land Use Exemptions**

The 2012 TUMF policy handbook exempts a number of land use categories from paying the fee (examples include affordable housing, public buildings, and some religious structures). It is proposed that the new TUMF update will eliminate any TUMF land use exemptions except those required by State or federal law (for example, public schools are statutorily exempt from AB 1600 impact fees). In other words, all new development that increases trips in the CVAG region will be subject to the TUMF unless otherwise exempt due to State and / or federal law.

While the goal is to eliminate all exemptions, consistent with State or federal law, CVAG has also proposed a TUMF discount for Transit Oriented Residential Development projects. With the new Handbook, CVAG is also considering an exemption for Affordable housing (below 80% of the ACI).

Regional fee programs approach affordable housing fees in a variety of ways; charge a full fee, allow fee reductions of a stated percentage, and completely exempting fees. These are evenly implemented throughout programs in California. The Institute of Transportation Engineers Trip Generation Manual does not include affordable housing as a land use. Programs that charge a fee often simply define a reduction of 20% or 50% of the fee for affordable housing but don't provide a methodology on how it was arrived at other than it was a policy decision.

### **Simplification of Land Use Categories**

The current TUMF Manual defines over 35 separate land use categories, and numerous sub-categories, each with different fee rates based upon trip generation. Concerns have been raised by developers and CVAG member agencies that this structure is overly complicated and confusing. Consequently, CVAG has simplified the land use categories which eliminate factors that override the basic fee rate of a land use.

For example, under the current TUMF Program, the highest TUMF rates are for convenience markets and fast food restaurants. When convenience stores are located within shopping centers it can create confusion because under the current TUMF Manual, shopping centers are defined as having at least three business establishments which may be housed in one or more buildings; have a total building floor area of at least 10,000 square feet (sq. ft.), and that the largest establishment not contain more than 50 percent of the floor area.

Under the new TUMF Program, it proposed that the land use categories be simplified and consolidated. For example, convenience stores, restaurants and shopping centers are proposed

to be charged strictly as "retail" and charged one flat rate. Therefore, TUMF would apply to each new building based on square footage without any additional factors.

### **Application of Annual Inflation Adjustment**

It is common practice to include an annual adjustment factor so that the fee revenues keep pace with inflation. By way of example, the Coachella Valley Local Development Mitigation Fee is revised annually by means of an adjustment at the beginning of each fiscal year based on the average percentage change over the previous calendar year set forth in the Consumer Price Index (CPI) for the Los Angeles-Anaheim-Riverside Area. Accordingly, it is proposed that an inflation adjustment for TUMF be reviewed by CVAG's Executive Committee on an annual basis. Such inflation adjustment shall be the same as the Coachella Valley Local Development Mitigation Fee.

**APPENDIX A:**

**TPPS Projects Included in the TUMF**



Appendix A

TPPS Projects Included and Excluded From TUMF

Street Name	Segment Number	Segment Description	Included in TUMF? (Yes/No)	
			Yes	No
20TH AVE	20A	Worsley Rd to N Indian Canyon Dr		No
20TH AVE	20B	N Indian Canyon Dr to Little Morongo Rd (missing link)	Yes	
20TH AVE	20C	Little Morongo Rd to Palm Dr (missing link)	Yes	
20TH AVE	20D	Palm Dr to Mountain View Rd	Yes	
AVE 44	44A	Ave 44 Br./Low Water Xing	Yes	
AVE 44	44B	Monroe St to Low Water Xing	Yes	
AVE 44	44C	Low Water Xing to Dillon Rd	Yes	
AVE 48	48B1	Jefferson St to Madison St		No
AVE 48	48B	Madison St to W side of All-Amer. Canal (Excl. Br. At All-Amer. Canal)		No
AVE 48	48E	Jackson St to Van Buren St	Yes	
AVE 48	48F	Van Buren St to W of SR-86	Yes	
AVE 48	48H	Grade Separation at Hwy 111/SPRR	Yes	
AVE 50	50A	Future Ave 50 SR-86S IC	Yes	
AVE 50	50B1	Washington St to E side of Br. at Evac. Chnl (Incl. Br. at Evac. Chnl)	Yes	
AVE 50	50C	Jefferson St to Madison St (Incl. Br. at All-Amer. Canal)	Yes	
AVE 50	50D	Madison St to Monroe St	Yes	
AVE 50	50E	Monroe St to Jackson St	Yes	
AVE 50	50F	Jackson St to Van Buren St	Yes	
AVE 50	50G	Van Buren St to Harrison St	Yes	
AVE 50	50I2	Cabazon Rd to SR-86S (Incl. Br. at Whitewater Chnl)	Yes	
AVE 50	50J	Grade Separation Hwy 111/SPRR	Yes	
AVE 50	50K	SR-86S to I-10 IC	Yes	
AVE 50	50L	Br. at All-Amer. Canal (in 50K)	Yes	
AVE 50	50M	Future Ave 50 I-10 IC	Yes	
AVE 52	52B	Jefferson St to Madison St (Excl. Br. at All-Amer. Canal)	Yes	
AVE 52	52D	Monroe St to Jackson St	Yes	
AVE 52	52E	Jackson St to Calhoun St	Yes	
AVE 52	52F1	Calhoun St to Van Buren St	Yes	
AVE 52	52F2	Van Buren St to Frederick St	Yes	
AVE 52	52G	Frederick St to Harrison St	Yes	
AVE 52	52H	Intersection of Ave 52 and SR-86		No
AVE 52	52IA	Harrison St to Shady Ln	Yes	
AVE 52	52IB	Shady Ln to Hwy 111	Yes	
AVE 52	52K	Future Ave 52 SR-86S IC	Yes	
AVE 52	52L	Hwy 111 to SR-86S (Incl. Br. at Whitewater Chnl)	Yes	
AVE 52	52M	SR-86S to Pierce St	Yes	
AVE 54	54A	Van Buren St to Harrison St	Yes	
AVE 54	54B	Harrison St to Tyler St	Yes	
AVE 54	54C	Tyler St to Hwy 111	Yes	
AVE 56 / AIRPORT BLVD	56B	Monroe St to Jackson St		No
AVE 56 / AIRPORT BLVD	56C	Jackson St to 0.25 miles W of Van Buren St		No
AVE 56 / AIRPORT BLVD	56D	0.25 mi. W of Van Buren St to Harrison St		No
AVE 56 / AIRPORT BLVD	56E	Harrison St to Tyler St		No
AVE 56 / AIRPORT BLVD	56F	Tyler St to Polk St		No
AVE 56 / AIRPORT BLVD	56G	Polk St to Highway 111 (Grapefruit Blvd)	Yes	
AVE 56 / AIRPORT BLVD	56I	SPRR to SR-86 (Incl. Br. at Whitewater Chnl)	Yes	



**Appendix A**  
**TPPS Projects Included and Excluded From TUMF**

Street Name	Segment Number	Segment Description	Included in TUMF? (Yes/No)	
			Yes	No
58TH AVE	58A	Jefferson St to Madison St		No
58TH AVE	58B	Madison St to Monroe St		No
58TH AVE	58C	Monroe St to Jackson St		No
58TH AVE	58D	Jackson St to Van Buren St	Yes	
58TH AVE	58E	Van Buren St to Harrison St	Yes	
66TH AVE	66A	Future 66th Ave SR-86 IC	Yes	
66TH AVE	66B	66th Ave Br./Low Water Xing	Yes	
66TH AVE	66C	Grade Separation at Hwy 111/SPRR (Bridge)	Yes	
BOB HOPE DR	BH1-6	Frank Sinatra Dr to Gerald Ford Dr		No
BOB HOPE DR	BH2-6	Gerald Ford to Dinah Shore Dr		No
BOB HOPE DR	BH3-6	Dinah Shore Dr to Ramon Rd (southbound only)		No
CATHEDRAL CYN DR	CTHCN1	Terrace Rd to E Palm Canyon Dr		No
CATHEDRAL CYN DR	CTHCN2	E Palm Canyon Dr to N side of Whitewater Br. (Incl. Cath Cyn Br.)	Yes	
CATHEDRAL CYN DR	CTHCN4	N side of Whitewater Br. to Dinah Shore Dr		No
CATHEDRAL CYN DR	CTHCN5	Dinah Shore Dr to Ramon Rd		No
COOK ST (formerly CHASE SCHOOL RD)	CHSC1	I-10 IC to Ramon Rd	Yes	
COOK ST	CK4	Frank Sinatra Dr to Country Club Dr	Yes	
COOK ST	CK5	Country Club Dr to N side of Whitewater Br.	Yes	
COOK ST	CK6	S side of Whitewater Br. to Fred Waring Dr	Yes	
COOK ST	CK7	Br. at Whitewater Chnl		No
COUNTRY CLUB DR	CC4	Monterey Ave to Portola Ave		No
COUNTRY CLUB DR	CC5	Portola Ave to Cook St	Yes	
COUNTRY CLUB DR	CC6	Cook St to Eldorado Dr		No
COUNTRY CLUB DR	CC7	Eldorado Dr to Oasis Club Dr		No
COUNTRY CLUB DR	CC8	Oasis Club Dr to Washington St	Yes	
CROSSLEY RD / GOLF CLUB DR	CROSLY1	Ramon Rd to Mesquite Ave/Dinah Shore Dr	Yes	
CROSSLEY RD / GOLF CLUB DR	CROSLY2	Dinah Shore Dr/Mesquite Ave to 34th Ave	Yes	
CROSSLEY RD / GOLF CLUB DR	CROSLY3A	Br. at Palm Cyn Chnl		No
DA VALL DR	DVALL1	Dinah Shore to Ramon Rd		No
DA VALL DR	DVALL2	Ramon Rd to McCallum Way		No
DA VALL DR	DVALL3	McCallum Way to 30th Ave		No
DA VALL DR	DVALL4	30th Ave to I-10 IC (Incl. Br. over RR)		No
DA VALL DR	DVALL5	Future Da Vall I-10 IC	Yes	
DA VALL DR	DVALL6	I-10 IC to Varner Rd (Incl. Br. at Long Cyn Chnl)	Yes	
DATE PALM DR	DPLM0A	Hwy 111 (E Palm Cyn Dr) to Gerald Ford Dr (Incl. at Cath. Cyn Br., excludes WW Br.)		No
DATE PALM DR	DPLM0B	Gerald Ford Dr to Dinah Shore Dr		No
DATE PALM DR	DPLM0C	Dinah Shore Dr to Ramon Rd		No
DATE PALM DR	DPLM1	Ramon Rd to McCallum Way		No
DATE PALM DR	DPLM2	McCallum Way to 30th Ave		No
DATE PALM DR	DPLM3	30th Ave to Vista Chino		No
DILLON RD	DLN1	SR-62 to N Indian Canyon Dr	Yes	
DILLON RD	DLN2	Intersection of Dillon Rd & N Indian Canyon Dr	Yes	
DILLON RD	DLN3	N Indian Canyon Dr to Palm Dr (Incl. Future Br. at Mission Cr.)	Yes	
DILLON RD	DLN4	Intersection of Dillon Rd & Palm Dr	Yes	
DILLON RD	DLN5	Palm Dr to Mountain View Rd	Yes	

**Appendix A**

**TPPS Projects Included and Excluded From TUMF**

Street Name	Segment Number	Segment Description	Included in TUMF? (Yes/No)	
			Yes	No
DILLON RD	DLN6	Mountain View Rd to Bennett Rd	Yes	
DILLON RD	DLN7	Bennett Rd to Thousand Palms Cyn Rd (Incl. Br. At Wide Cyn Chnl)		No
DILLON RD	DLN8	Thousand Palms Cyn Rd to Sunny Rock Rd		No
DILLON RD	DLN9	Sunny Rock Rd to Ave 44 (Incl. Br. over All-Amer. Canal)		No
DILLON RD	DLN10	Ave 44 to I-10 IC	Yes	
DILLON RD	DLN11	I-10 IC to N side of Whitewater Br.		No
DILLON RD	DLN12	Br. at Whitewater Chnl	Yes	
DILLON RD	DLN13	S side of Whitewater Br. to Hwy 111	Yes	
DILLON RD	DLN14	Dillon Rd I-10 IC	Yes	
DILLON RD	DLN15	Dillon Rd SR-86S IC	Yes	
DUNE PALMS RD	DUNEP1	Br. at Whitewater Chnl		No
DUNE PALMS RD	DUNEP2	Highway 111 to Blackhawk Way (formerly Westward Ho)		No
E PALM CYN DR	PLCN7	Palm Cyn Dr to Sunrise Way		No
E PALM CYN DR	PLCN8	Sunrise Way to Farrell Dr	Yes	
E PALM CYN DR	PLCN9	Farrell Dr to Gene Autry Trl (Incl. Br. at Palm Cyn Wash)	Yes	
E PALM CYN DR	PLCN11A	Cathedral Canyon Dr to Date Palm Dr	Yes	
E PALM CYN DR	PLCN11B	Date Palm Dr to E Cath. City limits	Yes	
FRANK SINATRA DR	FS6	Monterey Ave to Portola Ave	Yes	
FRANK SINATRA DR	FS7	Portola Ave to Cook St		No
FRANK SINATRA DR	FS8	Cook St to Eldorado Dr		No
FRANK SINATRA DR	FS9	Eldorado Dr to Tamarisk Row Dr		No
FRED WARING DR	FW1	Bridge at Whitewater River		No
GENE AUTRY TR	GAT1A	Intersection of Gene Autry Trl and Mesquite Ave / Dinah Shore Dr		No
GENE AUTRY TR	GAT2A	E Palm Cyn to Eagle Way	Yes	
GENE AUTRY TR	GAT2B	Bridge over Palm Canyon Wash	Yes	
GENE AUTRY TR	GAT2C	N of Palm Canyon Wash Bridge to 0.18 mi south of Mesquite Ave.		No
GENE AUTRY TR	GAT2D	0.18 mi S of Mesquite Ave to Mesquite Ave		No
GENE AUTRY TR	GAT2E	Mesquite Ave to Ramon Rd	Yes	
GENE AUTRY TR	GAT2F	Ramon to Escena Way		No
GENE AUTRY TR	GAT2G	Escena Way to Vista Chino		No
GENE AUTRY TR	GAT3	Future Whitewater Rvr Br.	Yes	
GERALD FORD DR	GFD4	Cook St to Frank Sinatra Dr		No
GERALD FORD DR	GFD5	Intersection of Gerald Ford Dr and Bob Hope Dr	Yes	
GOLF CENTER PKWY	GPKWY1	Golf Center Pkwy. I-10 IC	Yes	
GOLF CENTER PKWY	GPKWY4	Ave 45 to Hwy 111	Yes	
GRAPEFRUIT BLVD	GRPF1	Ave 48/Dillon Rd to Ave 50	Yes	
GRAPEFRUIT BLVD	GRPF2	Ave 50 to Ave 52	Yes	
GRAPEFRUIT BLVD	GRPF3	Ave 52 to Ave 54	Yes	
GRAPEFRUIT BLVD	GRPF4	Ave 54 to Ave 56		No
HACIENDA AVE (now RUBY DR & I	HAC0A	SR62 to N Indian Canyon Dr	Yes	
HACIENDA AVE (currently 13TH AV	HAC0B	N Indian Canyon Dr to Little Morongo Rd	Yes	
HACIENDA AVE	HAC1A	Little Morongo Rd to Cholla Dr	Yes	
HACIENDA AVE	HAC1B	Cholla Dr to Palm Dr	Yes	
HACIENDA AVE	HAC2	Palm Dr to Mountain View Rd		No

Appendix A  
 TPPS Projects Included and Excluded From TUMF

Street Name	Segment Number	Segment Description	Included in TUMF? (Yes/No)	
			Yes	No
HACIENDA AVE	HAC3	Mountain View Rd to Dillon Rd (Long Cyn Rd)		No
HARRISON ST	HARSN1	Grapefruit Blvd to Ave 52	Yes	
HARRISON ST	HARSN2	Ave 52 to Ave 54		No
HARRISON ST	HARSN3	Ave 54 to Ave 56 (Airport Blvd)	Yes	
HIGHWAY 74	HWY74A	Highway 111 to El Paseo	Yes	
HIGHWAY 74	HWY74B	El Paseo to Mesa View Dr		No
HIGHWAY 74	HWY74C	Mesa View Dr to S Palm Desert City Limits		No
HIGHWAY 111	HWY111F	Cook St to Eldorado Dr	Yes	
HIGHWAY 111	HWY111G	Eldorado Dr to Miles Ave	Yes	
HIGHWAY 111	HWY111H	Miles Ave to Washington St (incl. Br. Over Deep Cyn Chnl)	Yes	
INDIAN CYN DR	INCN1	Ramon Rd to Tahquitz Cyn Way	Yes	
INDIAN CYN DR	INCN2	Tahquitz Cyn Way to Alejo Rd	Yes	
INDIAN CYN DR	INCN3	Alejo Rd to Tachevah Dr	Yes	
INDIAN CYN DR	INCN4	Tachevah Dr to Vista Chino	Yes	
INDIAN CYN DR	INCN5	Vista Chino to Racquet Club Rd	Yes	
INDIAN CYN DR	INCN6	Racquet Club Rd to Sunrise Pkwy		No
INDIAN CYN DR	INCN7	Sunrise Pkwy to Garnet Avenue	Yes	
INDIAN CYN DR	INCN8	Garnet Ave to 20th Ave	Yes	
INDIAN CYN DR	INCN9	20th Ave to 19th Ave	Yes	
INDIAN CYN DR	INCN10	19th Ave to Dillon Rd	Yes	
INDIAN CYN DR	INCN11	Dillon Rd to 14th Ave	Yes	
INDIAN CYN DR	INCN12	14th Ave to Pierson Blvd	Yes	
INDIAN CYN DR	INCN13	Pierson Blvd to Mission Lakes Blvd (Incl. Future Br. at Mission Cr.)	Yes	
INDIAN CYN DR	INCN14	Mission Lakes Blvd to SR-62		No
INDIO BLVD	INDIO0	I-10 Interchange to Jefferson St (includes 2 railroad bridges)	Yes	
INDIO BLVD	INDIO1	Jefferson St to Madison St (over All-Amer. Canal)	Yes	
JACKSON ST	JAC2A1	I-10 IC to 43rd Ave	Yes	
JACKSON ST	JAC2A2	43rd Ave to Ave 44	Yes	
JACKSON ST	JAC4	Ave 48 to Ave 50	Yes	
JACKSON ST	JAC5	Ave 50 to Ave 52	Yes	
JACKSON ST	JAC6	Jackson St I-10 IC	Yes	
JEFFERSON ST	JEF1A	Intersection of Jefferson St and Dunbar Dr		No
JEFFERSON ST	JEF2A	58th Ave to 62th Ave	Yes	
JEFFERSON ST	JEF9A1	40th Ave to 0.27 mi S of Ave 39	Yes	
JEFFERSON ST	JEF9B	Ave 39 to Ave 38		No
KEY LARGO AVE	KL1	Dinah Shore Dr. to Varner Rd (Incl. flyover at I-10 and RR)	Yes	
LANDAU BLVD	LAN1	Vista Chino to Verona Rd	Yes	
LANDAU BLVD	LAN2	Verona Rd to I-10 IC (Incl. Br. over RR, missing link)	Yes	
LANDAU BLVD	LAN3	Future Landau Blvd I-10 IC (missing link)	Yes	
LANDAU BLVD	LAN4	I-10 IC to Varner Rd (missing link)	Yes	
LITTLE MORONGO RD	LM1	Mission Lakes Blvd to Pierson Blvd		No
LITTLE MORONGO RD	LM2	Pierson Blvd to Two Bunch Palms Trl	Yes	
LITTLE MORONGO RD	LM3	Two Bunch Palms Trl to Dillon Rd (Incl. Future Br. at Mission Cr.)	Yes	
LITTLE MORONGO RD	LM4	Dillon Rd to 20th Ave	Yes	
MADISON ST	MAD5	Ave 52 to Ave 50	Yes	

Appendix A

TPPS Projects Included and Excluded From TUMF

Street Name	Segment Number	Segment Description	Included in TUMF? (Yes/No)	
			Yes	No
MADISON ST	MAD7A	0.25 mi N of Ave 49 to Ave 48	Yes	
MADISON ST	MAD7B	Ave 48 to Hwy 111	Yes	
MADISON ST	MAD9	Miles Ave to Fred Waring Dr (Incl. Br. over WW Chnl and All-Amer. Canal, missing link)	Yes	
MISSION LAKES BLVD	MSLK0	SR 62 to Indian Canyon Dr	Yes	
MISSION LAKES BLVD	MSLK1	N Indian Canyon Dr to Little Morongo Rd		No
MISSION LAKES BLVD	MSLK2	Little Morongo Rd to Palm Dr		No
MISSION LAKES BLVD	MSLK3	Palm Dr to Eastern Terminus at Verbena Dr		No
MONROE ST	MON1	0.25 mi N of Ave 42 to Ave 42	Yes	
MONROE ST	MON6	Monroe St I-10 IC	Yes	
MONROE ST	MON7	Ave 54 to 58th Ave		No
MONROE ST	MON8A	58th Ave to Ave 60		No
MONROE ST	MON8B	Ave 60 to 62nd Ave		No
MONROE ST	MON9	I-10 Interchange to 900 ft N of Oleander	Yes	
MONTEREY AVE	MNT1-6	Highway 111 to Fred Waring Dr	Yes	
MONTEREY AVE	MNT2-6	Fred Waring Dr to Clancy Lane (Incl. Br. at Whitewater River)	Yes	
MONTEREY AVE	MNT3-6	Clancy Lane to Country Club Dr	Yes	
MOUNTAIN VIEW RD	MTV0	Pierson Blvd at E Terminus of Desert View Ave to Hacienda Ave		No
MOUNTAIN VIEW RD	MTV1A	Hacienda Ave to Brunner Ln	Yes	
MOUNTAIN VIEW RD	MTV1B	Brunner Ln to Dillon Rd	Yes	
MOUNTAIN VIEW RD	MTV2	Dillon Rd to 20th Ave		No
MOUNTAIN VIEW RD	MTV3	20th Ave to Varner Rd		No
N PALM CYN DR	PLCN1	Vista Chino to Tachevah Dr		No
N PALM CYN DR	PLCN2	Tachevah Dr to Alejo Rd		No
N PALM CYN DR	PLCN3	Alejo Rd to Tahquitz Cyn Rd	Yes	
N PALM CYN DR	PLCN4	Tahquitz Cyn Rd to Ramon Rd	Yes	
N PALM CYN DR	PLCN5	Ramon Rd to Mesquite Ave (Incl. Br at Tahquitz Crk.)	Yes	
N PALM CYN DR	PLCN6	Mesquite Ave to E Palm Cyn Dr	Yes	
PALM DR	PD1	I-10 IC to Varner Rd	Yes	
PALM DR	PD2	Varner Rd to 20th Ave		No
PALM DR	PD3	20th Ave to Dillon Rd	Yes	
PALM DR	PD4	Dillon Rd to Two Bunch Palms Trl	Yes	
PALM DR	PD5	Two Bunch Palms Trl to Hacienda Ave		No
PALM DR	PD6	Hacienda Ave to Pierson Blvd		No
PALM DR	PD7	Pierson Blvd to Mission Lakes Blvd	Yes	
PIERSON BLVD	PRS1	SR-62 to N Indian Canyon Dr		No
PIERSON BLVD	PRS2	N Indian Canyon Dr to Little Morongo Rd (Incl. Br. at Mission Cr.)		No
PIERSON BLVD	PRS3A	Little Morongo Rd to Cholla Dr		No
PIERSON BLVD	PRS3B	Cholla Dr to Palm Dr		No
PIERSON BLVD	PRS4A	Palm Dr to Miracle Hill Rd		No
PIERSON BLVD	PRS4B	Miracle Hill Rd to Eastern Terminus of Desert View Av.		No
POLK ST	PLK1	Polk St from Ave 52 to Ave 48	Yes	
PORTOLA AVE	POR1	Hwy 111 to Magnesia Falls Dr	Yes	
PORTOLA AVE	POR2	Magnesia Falls Dr to Country Club Dr (Excl. Br. at Whitewater Chnl)		No
PORTOLA AVE	POR3	Country Club Dr to Frank Sinatra Dr	Yes	
PORTOLA AVE	POR4A	Frank Sinatra Dr to Julie Ln	Yes	

**Appendix A**  
**TPPS Projects Included and Excluded From TUMF**

Street Name	Segment Number	Segment Description	Included in TUMF? (Yes/No)	
			Yes	No
PORTOLA AVE	POR5B	Dinah Shore Dr to I-10 IC (Incl. Br. over RR)	Yes	
PORTOLA AVE	POR6	Future Portola Ave I-10 IC	Yes	
RAMON RD	RAM1	S Palm Cyn Dr to S Indian Cyn Dr	Yes	
RAMON RD	RAM2	S Indian Cyn to Sunrise Way (Incl. Baristo Storm Chnl Xing)	Yes	
RAMON RD	RAM3	Sunrise Way to Farrell Dr	Yes	
RAMON RD	RAM3A	Intersection of Ramon Rd and Sunrise Way	Yes	
RAMON RD	RAM4	Farrell Dr to El Cielo Rd	Yes	
RAMON RD	RAM4A	Intersection of Ramon Rd and Farrell Drive	Yes	
RAMON RD	RAM5	El Cielo Rd to Gene Autry Trl	Yes	
RAMON RD	RAM5A	Intersection of Ramon Rd and Crossley Rd	Yes	
RAMON RD	RAM7	Br. at Whitewater Rvr	Yes	
RAMON RD	RAM15	Monterey Ave to Thousand Palms Cyn Rd		No
S VALLEY PKWY / AVE 60	SV1	Monroe St to Jackson St	Yes	
S VALLEY PKWY / AVE 60	SV2	Jackson St to Van Buren St	Yes	
S VALLEY PKWY / AVE 60	SV3	Van Buren St to Harrison St	Yes	
S VALLEY PKWY	SV4	Harrison St to Tyler St (missing link)	Yes	
S VALLEY PKWY	SV5	Tyler St to Polk St (missing link)	Yes	
S VALLEY PKWY / 62ND AVE	SV6	Polk St to Fillmore St		No
S VALLEY PKWY / 62ND AVE	SV7	Fillmore St to Pierce St (Incl. Br. at Whitewater Chnl)		No
S VALLEY PKWY / 62ND AVE	SV8	Pierce St to SR-86	Yes	
S VALLEY PKWY / 62ND AVE	SV9	Future Ave 62 SR-86 IC	Yes	
THOUSAND PALMS CYN RD	THPL1	Ramon Rd to Dillon Rd	Yes	
TWO BUNCH PALMS TR / 14TH AVE	TBP1	N Indian Canyon Dr to Little Morongo Rd	Yes	
TWO BUNCH PALMS TR	TBP2	Little Morongo Rd to Palm Dr	Yes	
TWO BUNCH PALMS TR	TBP3	Palm Dr to Miracle Hill Rd	Yes	
TYLER ST	TYL1	Ave 50 to I-10 frontage road	Yes	
VAN BUREN ST	VANB2	Ave 48 to Ave 50	Yes	
VAN BUREN ST	VANB3	Ave 50 to Ave 52	Yes	
VAN BUREN ST	VANB4	Ave 52 to Ave 54		No
VAN BUREN ST	VANB5	Ave 54 to Ave 56/Airport Blvd	Yes	
VARNER RD	VRNR0	20th Ave to Palm Dr	Yes	
VARNER RD	VRNR1	Palm Dr to Mountain View Rd	Yes	
VARNER RD	VRNR2	Mountain View Rd to Date Palm Dr	Yes	
VARNER RD	VRNR3	Date Palm Dr to Ramon Rd	Yes	
VARNER RD	VRNR6	Monterey Ave to Cook St		No
VARNER RD	VRNR7B	Ave 38 to Washington St	Yes	
VARNER RD / AVE 42	VRNR9	Jefferson St to Madison St (Incl. Br. over All-Amer. Canal)	Yes	
VARNER RD / AVE 42	VRNR10A	Madison St to Clinton St		No
VARNER RD / AVE 42	VRNR10B	Clinton St to Monroe St	Yes	
VARNER RD / AVE 42	VRNR11	Monroe St to Gore St	Yes	
VISTA CHINO	VC1	N Palm Canyon Drive to Sunrise Way	Yes	
VISTA CHINO	VC1A	Intersection of Vista Chino and N Palm Canyon Dr	Yes	
VISTA CHINO	VC2	Sunrise Way to Gene Autry Trl	Yes	
VISTA CHINO	VC2AA	Intersection of Vista Chino and Sunrise Way	Yes	
VISTA CHINO	VC2AB	Intersection of Vista Chino and Farrell Drive	Yes	
VISTA CHINO	VC2A	Intersection of Vista Chino and Gene Autry Trl	Yes	
VISTA CHINO	VC3	Gene Autry Trl to W side of Whitewater Rvr	Yes	

**Appendix A**  
**TPPS Projects Included and Excluded From TUMF**

Street Name	Segment Number	Segment Description	Included in TUMF? (Yes/No)	
			Yes	No
VISTA CHINO	VC4	Future Whitewater Rvr Br.	Yes	
VISTA CHINO	VC5	E side of Whitewater Rvr to Landau Blvd		No
VISTA CHINO	VC7	Date Palm Dr to Da Vall Dr	Yes	
WASHINGTON ST	WSH9	I-10 IC to Ave 38	Yes	
WASHINGTON ST	WSH10A	Ave 38 to Coyote Song Way		No
WASHINGTON ST	WSH10B	Coyote Song Way to Ramon Rd		No
WORSLEY RD	WORS1	20th Ave to Dillon Rd		No
WORSLEY RD	WORS2	Dillon Rd to 1 mile S of Pierson Blvd		No
WORSLEY RD	WORS3	1 mile S of Pierson Blvd to Pierson Blvd		No
WORSLEY RD	WORS4	Pierson Blvd to N Indian Canyon Dr	Yes	
<b>Total</b>			<b>188</b>	<b>94</b>

## APPENDIX B:

### Detailed TUMF Project Cost Estimates



**Appendix B**

**List of Costs for Projects Considered in TUMF**

Street Name	Segment Number	Segment Description	Project Costs
20TH AVE	20B	N Indian Canyon Dr to Little Morongo Rd (missing link)	\$11,208,000
20TH AVE	20C	Little Morongo Rd to Palm Dr (missing link)	\$15,974,400
20TH AVE	20D	Palm Dr to Mountain View Rd	\$7,036,800
AVE 44	44A	Ave 44 Br./Low Water Xing	\$14,313,000
AVE 44	44B	Monroe St to Low Water Xing	\$7,411,950
AVE 44	44C	Low Water Xing to Dillon Rd	\$12,083,250
AVE 48	48E	Jackson St to Van Buren St	\$5,315,970
AVE 48	48F	Van Buren St to W of SR-86	\$2,275,088
AVE 48	48H	Grade Separation at Hwy 111/SPRR	\$22,011,480
AVE 50	50A	Future Ave 50 SR-86S IC	\$55,222,500
AVE 50	50B1	Washington St to E side of Br. at Evac. Chnl (Incl. Br. at Evac. Chnl)	\$8,799,480
AVE 50	50C	Jefferson St to Madison St (Incl. Br. at All-Amer. Canal)	\$7,131,405
AVE 50	50D	Madison St to Monroe St	\$4,977,480
AVE 50	50E	Monroe St to Jackson St	\$2,304,030
AVE 50	50F	Jackson St to Van Buren St	\$12,084,000
AVE 50	50G	Van Buren St to Harrison St	\$14,301,582
AVE 50	50I2	Cabazon Rd to SR-86S (Incl. Br. at Whitewater Chnl)	\$3,356,880
AVE 50	50J	Grade Separation Hwy 111/SPRR	\$21,687,600
AVE 50	50K	SR-86S to I-10 IC	\$45,177,600
AVE 50	50L	Br. at All-Amer. Canal (in 50K)	\$3,952,320
AVE 50	50M	Future Ave 50 I-10 IC	\$62,687,500
AVE 52	52B	Jefferson St to Madison St (Excl. Br. at All-Amer. Canal)	\$2,075,940
AVE 52	52D	Monroe St to Jackson St	\$4,195,800
AVE 52	52E	Jackson St to Calhoun St	\$2,660,400
AVE 52	52F1	Calhoun St to Van Buren St	\$2,699,400
AVE 52	52F2	Van Buren St to Frederick St	\$4,689,300
AVE 52	52G	Frederick St to Harrison St	\$6,190,104
AVE 52	52IA	Harrison St to Shady Ln	\$13,286,328
AVE 52	52IB	Shady Ln to Hwy 111	\$1,629,900
AVE 52	52K	Future Ave 52 SR-86S IC	\$53,782,500
AVE 52	52L	Hwy 111 to SR-86S (Incl. Br. at Whitewater Chnl)	\$22,536,194
AVE 52	52M	SR-86S to Pierce St	\$20,556,880
AVE 54	54A	Van Buren St to Harrison St	\$4,794,900
AVE 54	54B	Harrison St to Tyler St	\$4,560,300
AVE 54	54C	Tyler St to Hwy 111	\$6,380,750
AVE 56 / AIRPORT BLVD	56G	Polk St to Highway 111 (Grapefruit Blvd)	\$1,155,714
AVE 56 / AIRPORT BLVD	56I	SPRR to SR-86 (Incl. Br. at Whitewater Chnl)	\$13,329,000
58TH AVE	58D	Jackson St to Van Buren St	\$4,583,040
58TH AVE	58E	Van Buren St to Harrison St	\$4,583,040
66TH AVE	66A	Future 66th Ave SR-86 IC	\$46,934,500
66TH AVE	66B	66th Ave Br./Low Water Xing	\$2,826,960
66TH AVE	66C	Grade Separation at Hwy 111/SPRR (Bridge)	\$48,044,000
CATHEDRAL CYN DR	CTHCN2	E Palm Canyon Dr to N side of Whitewater Br. (Incl. Cath Cyn Br.)	\$4,815,850
COOK ST (formerly CHASE SCHOOL RD)	CHSC1	I-10 IC to Ramon Rd	\$25,501,600
COOK ST	CK4	Frank Sinatra Dr to Country Club Dr	\$3,997,488
COOK ST	CK5	Country Club Dr to N side of Whitewater Br.	\$6,228,320



**Appendix B**

**List of Costs for Projects Considered in TUMF**

Street Name	Segment Number	Segment Description	Project Costs
COOK ST	CK6	S side of Whitewater Br. to Fred Waring Dr	\$1,212,030
COUNTRY CLUB DR	CC5	Portola Ave to Cook St	\$3,714,480
COUNTRY CLUB DR	CC8	Oasis Club Dr to Washington St	\$3,812,300
CROSSLEY RD / GOLF CLUB DR	CROSLY1	Ramon Rd to Mesquite Ave/Dinah Shore Dr	\$2,283,600
CROSSLEY RD / GOLF CLUB DR	CROSLY2	Dinah Shore Dr/Mesquite Ave to 34th Ave	\$2,928,100
DA VALL DR	DVALL5	Future Da Vall I-10 IC	\$71,647,500
DA VALL DR	DVALL6	I-10 IC to Varner Rd (Incl. Br. at Long Cyn Chnl)	\$24,753,600
DILLON RD	DLN1	SR-62 to N Indian Canyon Dr	\$29,522,800
DILLON RD	DLN2	Intersection of Dillon Rd & N Indian Canyon Dr	\$956,500
DILLON RD	DLN3	N Indian Canyon Dr to Palm Dr (Incl. Future Br. at Mission Cr.)	\$12,887,680
DILLON RD	DLN4	Intersection of Dillon Rd & Palm Dr	\$956,500
DILLON RD	DLN5	Palm Dr to Mountain View Rd	\$5,353,920
DILLON RD	DLN6	Mountain View Rd to Bennett Rd	\$11,495,760
DILLON RD	DLN10	Ave 44 to I-10 IC	\$9,427,480
DILLON RD	DLN12	Br. at Whitewater Chnl	\$1,487,125
DILLON RD	DLN13	S side of Whitewater Br. to Hwy 111	\$4,062,858
DILLON RD	DLN14	Dillon Rd I-10 IC	\$18,150,000
DILLON RD	DLN15	Dillon Rd SR-86S IC	\$15,360,000
E PALM CYN DR	PLCN8	Sunrise Way to Farrell Dr	\$1,531,200
E PALM CYN DR	PLCN9	Farrell Dr to Gene Autry Trl (Incl. Br. at Palm Cyn Wash)	\$7,725,600
E PALM CYN DR	PLCN11A	Cathedral Canyon Dr to Date Palm Dr	\$2,166,000
E PALM CYN DR	PLCN11B	Date Palm Dr to E Cath. City limits	\$2,483,800
FRANK SINATRA DR	FS6	Monterey Ave to Portola Ave	\$4,750,434
GENE AUTRY TR	GAT2A	E Palm Cyn to Eagle Way	\$631,450
GENE AUTRY TR	GAT2B	Bridge over Palm Canyon Wash	\$6,655,700
GENE AUTRY TR	GAT2E	Mesquite Ave to Ramon Rd	\$957,600
GENE AUTRY TR	GAT3	Future Whitewater Rvr Br.	\$233,900,000
GERALD FORD DR	GFD5	Intersection of Gerald Ford Dr and Bob Hope Dr	\$1,099,332
GOLF CENTER PKWY	GPKWY1	Golf Center Pkwy. I-10 IC	\$19,481,100
GOLF CENTER PKWY	GPKWY4	Ave 45 to Hwy 111	\$2,725,800
GRAPEFRUIT BLVD	GRPF1	Ave 48/Dillon Rd to Ave 50	\$4,978,000
GRAPEFRUIT BLVD	GRPF2	Ave 50 to Ave 52	\$12,157,200
GRAPEFRUIT BLVD	GRPF3	Ave 52 to Ave 54	\$12,772,500
HACIENDA AVE (now RUBY DR and ESTRADA AVE)	HAC0A	SR62 to N Indian Canyon Dr	\$34,336,000
HACIENDA AVE (now 13TH AVE)	HAC0B	N Indian Canyon Dr to Little Morongo Rd	\$12,503,040
HACIENDA AVE	HAC1A	Little Morongo Rd to Cholla Dr	\$7,793,280
HACIENDA AVE	HAC1B	Cholla Dr to Palm Dr	\$2,653,200
HARRISON ST	HARSN1	Grapefruit Blvd to Ave 52	\$3,677,200
HARRISON ST	HARSN3	Ave 54 to Ave 56 (Airport Blvd)	\$9,694,080
HIGHWAY 74	HWY74A	Highway 111 to El Paseo	\$450,240
HIGHWAY 111	HWY111F	Cook St to Eldorado Dr	\$3,537,600
HIGHWAY 111	HWY111G	Eldorado Dr to Miles Ave	\$4,924,800
HIGHWAY 111	HWY111H	Miles Ave to Washington St (incl. Br. Over Deep Cyn Chnl)	\$7,573,400
INDIAN CYN DR	INCN1	Ramon Rd to Tahquitz Cyn Way	\$5,847,600
INDIAN CYN DR	INCN2	Tahquitz Cyn Way to Alejo Rd	\$2,123,550
INDIAN CYN DR	INCN3	Alejo Rd to Tachevah Dr	\$2,383,200

**Appendix B**

**List of Costs for Projects Considered in TUMF**

Street Name	Segment Number	Segment Description	Project Costs
INDIAN CYN DR	INCN4	Tachevah Dr to Vista Chino	\$1,463,550
INDIAN CYN DR	INCN5	Vista Chino to Racquet Club Rd	\$1,440,900
INDIAN CYN DR	INCN7	Sunrise Pkwy to Garnet Avenue	\$204,099,790
INDIAN CYN DR	INCN9	20th Ave to 19th Ave	\$1,722,800
INDIAN CYN DR	INCN10	19th Ave to Dillon Rd	\$7,379,840
INDIAN CYN DR	INCN11	Dillon Rd to 14th Ave	\$5,510,000
INDIAN CYN DR	INCN12	14th Ave to Pierson Blvd	\$4,903,440
INDIAN CYN DR	INCN13	Pierson Blvd to Mission Lakes Blvd (Incl. Future Br. at Mission Cr.)	\$6,945,600
INDIO BLVD	INDIO0	I-10 Interchange to Jefferson St (includes 2 railroad bridges)	\$21,888,720
INDIO BLVD	INDIO1	Jefferson St to Madison St (over All-Amer. Canal)	\$2,920,195
JACKSON ST	JAC2A1	I-10 IC to 43rd Ave	\$17,915,106
JACKSON ST	JAC2A2	43rd Ave to Ave 44	\$10,967,500
JACKSON ST	JAC4	Ave 48 to Ave 50	\$5,615,280
JACKSON ST	JAC5	Ave 50 to Ave 52	\$2,047,650
JACKSON ST	JAC6	Jackson St I-10 IC	\$19,826,100
JEFFERSON ST	JEF2A	58th Ave to 62th Ave	\$13,518,000
JEFFERSON ST	JEF9A1	40th Ave to 0.27 mi S of Ave 39	\$1,011,840
KEY LARGO AVE	KL1	Dinah Shore Dr. to Varner Rd (Incl. flyover at I-10 and RR)	\$23,868,000
LANDAU BLVD	LAN1	Vista Chino to Verona Rd	\$832,000
LANDAU BLVD	LAN2	Verona Rd to I-10 IC (Incl. Br. over RR, missing link)	\$19,280,000
LANDAU BLVD	LAN3	Future Landau Blvd I-10 IC (missing link)	\$71,647,500
LANDAU BLVD	LAN4	I-10 IC to Varner Rd (missing link)	\$22,614,400
LITTLE MORONGO RD	LM2	Pierson Blvd to Two Bunch Palms Trl	\$4,506,240
LITTLE MORONGO RD	LM3	Two Bunch Palms Trl to Dillon Rd (Incl. Future Br. at Mission Cr.)	\$14,539,120
LITTLE MORONGO RD	LM4	Dillon Rd to 20th Ave	\$19,768,320
MADISON ST	MAD5	Ave 52 to Ave 50	\$6,608,460
MADISON ST	MAD7A	0.25 mi N of Ave 49 to Ave 48	\$898,920
MADISON ST	MAD7B	Ave 48 to Hwy 111	\$1,450,140
MADISON ST	MAD9	Miles Ave to Fred Waring Dr (Incl. Br. over WW Chnl and All-Amer. Canal, missing link)	\$18,607,200
MISSION LAKES BLVD	MSLK0	SR 62 to Indian Canyon Dr	\$29,315,840
MONROE ST	MON1	0.25 mi N of Ave 42 to Ave 42	\$1,754,280
MONROE ST	MON6	Monroe St I-10 IC	\$2,400,000
MONROE ST	MON9	I-10 Interchange to 900 ft N of Oleander	\$15,467,750
MONTEREY AVE	MNT1-6	Highway 111 to Fred Waring Dr	\$1,240,800
MONTEREY AVE	MNT2-6	Fred Waring Dr to Clancy Lane (Incl. Br. at Whitewater River)	\$13,247,266
MONTEREY AVE	MNT3-6	Clancy Lane to Country Club Dr	\$3,557,376
MOUNTAIN VIEW RD	MTV1A	Hacienda Ave to Brunner Ln	\$4,016,160
MOUNTAIN VIEW RD	MTV1B	Brunner Ln to Dillon Rd	\$3,315,840
N PALM CYN DR	PLCN3	Alejo Rd to Tahquitz Cyn Rd	\$1,182,150
N PALM CYN DR	PLCN4	Tahquitz Cyn Rd to Ramon Rd	\$1,310,850
N PALM CYN DR	PLCN5	Ramon Rd to Mesquite Ave (Incl. Br at Tahquitz Creek)	\$6,437,440
N PALM CYN DR	PLCN6	Mesquite Ave to E Palm Cyn Dr	\$1,436,200
PALM DR	PD1	I-10 IC to Varner Rd	\$4,024,416
PALM DR	PD3	20th Ave to Dillon Rd	\$7,736,256
PALM DR	PD4	Dillon Rd to Two Bunch Palms Trl	\$5,359,464

**Appendix B**

**List of Costs for Projects Considered in TUMF**

Street Name	Segment Number	Segment Description	Project Costs
PALM DR	PD7	Pierson Blvd to Mission Lakes Blvd	\$4,241,952
POLK ST	PLK1	Polk St from Ave 52 to Ave 48	\$19,754,280
PORTOLA AVE	POR1	Hwy 111 to Magnesia Falls Dr	\$5,638,410
PORTOLA AVE	POR3	Country Club Dr to Frank Sinatra Dr	\$4,180,000
PORTOLA AVE	POR4A	Frank Sinatra Dr to Julie Ln	\$2,606,400
PORTOLA AVE	POR5B	Dinah Shore Dr to I-10 IC (Incl. Br. over RR)	\$23,026,500
PORTOLA AVE	POR6	Future Portola Ave I-10 IC	\$71,647,500
RAMON RD	RAM1	S Palm Cyn Dr to S Indian Cyn Dr	\$372,240
RAMON RD	RAM2	S Indian Cyn to Sunrise Way (Incl. Baristo Storm Chnl Xing)	\$4,279,950
RAMON RD	RAM3	Sunrise Way to Farrell Dr	\$2,574,880
RAMON RD	RAM3A	Intersection of Ramon Rd and Sunrise Way	\$1,051,947
RAMON RD	RAM4	Farrell Dr to El Cielo Rd	\$1,717,600
RAMON RD	RAM4A	Intersection of Ramon Rd and Farrell Drive	\$957,177
RAMON RD	RAM5	El Cielo Rd to Gene Autry Trl	\$8,367,900
RAMON RD	RAM5A	Intersection of Ramon Rd and Crossley Rd	\$1,051,947
RAMON RD	RAM7	Br. at Whitewater Rvr	\$24,864,323
S VALLEY PKWY / AVE 60	SV1	Monroe St to Jackson St	\$4,494,240
S VALLEY PKWY / AVE 60	SV2	Jackson St to Van Buren St	\$4,741,440
S VALLEY PKWY / AVE 60	SV3	Van Buren St to Harrison St	\$5,269,440
S VALLEY PKWY	SV4	Harrison St to Tyler St (missing link)	\$9,583,600
S VALLEY PKWY	SV5	Tyler St to Polk St (missing link)	\$10,562,080
S VALLEY PKWY / 62ND AVE	SV8	Pierce St to SR-86	\$3,892,200
S VALLEY PKWY / 62ND AVE	SV9	Future Ave 62 SR-86 IC	\$46,550,500
THOUSAND PALMS CYN RD	THPL1	Ramon Rd to Dillon Rd	\$17,252,840
TWO BUNCH PALMS TR / 14TH AVE	TBP1	N Indian Canyon Dr to Little Morongo Rd	\$12,522,240
TWO BUNCH PALMS TR	TBP2	Little Morongo Rd to Palm Dr	\$5,422,560
TWO BUNCH PALMS TR	TBP3	Palm Dr to Miracle Hill Rd	\$4,278,787
TYLER ST	TYL1	Ave 50 to I-10 frontage road	\$11,854,020
VAN BUREN ST	VANB2	Ave 48 to Ave 50	\$3,519,200
VAN BUREN ST	VANB3	Ave 50 to Ave 52	\$4,690,800
VAN BUREN ST	VANB5	Ave 54 to Ave 56/Airport Blvd	\$5,332,536
VARNER RD	VRNR0	20th Ave to Palm Dr	\$20,249,600
VARNER RD	VRNR1	Palm Dr to Mountain View Rd	\$6,295,000
VARNER RD	VRNR2	Mountain View Rd to Date Palm Dr	\$12,505,200
VARNER RD	VRNR3	Date Palm Dr to Ramon Rd	\$47,489,880
VARNER RD	VRNR7B	Ave 38 to Washington St	\$11,293,450
VARNER RD / AVE 42	VRNR9	Jefferson St to Madison St (Incl. Br. over All-Amer. Canal)	\$9,872,400
VARNER RD / AVE 42	VRNR10B	Clinton St to Monroe St	\$4,952,640
VARNER RD / AVE 42	VRNR11	Monroe St to Gore St	\$2,327,424
VISTA CHINO	VC1	N Palm Canyon Drive to Sunrise Way	\$5,288,420
VISTA CHINO	VC1A	Intersection of Vista Chino and N Palm Canyon Dr	\$984,150
VISTA CHINO	VC2	Sunrise Way to Gene Autry Trl	\$5,668,080
VISTA CHINO	VC2AA	Intersection of Vista Chino and Sunrise Way	\$1,073,547
VISTA CHINO	VC2AB	Intersection of Vista Chino and Farrell Drive	\$967,677
VISTA CHINO	VC2A	Intersection of Vista Chino and Gene Autry Trl	\$1,014,039
VISTA CHINO	VC3	Gene Autry Trl to W side of Whitewater Rvr	\$1,185,600

**Appendix B**  
**List of Costs for Projects Considered in TUMF**

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<b>Street Name</b>	<b>Segment Number</b>	<b>Segment Description</b>	<b>Project Costs</b>
VISTA CHINO	VC4	Future Whitewater Rvr Br.	\$94,701,810
VISTA CHINO	VC7	Date Palm Dr to Da Vall Dr	\$20,625,000
WASHINGTON ST	WSH9	I-10 IC to Ave 38	\$3,055,200
WORSLEY RD	WORS4	Pierson Blvd to N Indian Canyon Dr	<u>\$11,646,600</u>
		<b>Total</b>	<b>\$2,505,969,566</b>

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MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**19.3**  
(MT 10561)

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the recommendation from the Transportation and Land Management Agency/Transportation regarding the Adoption of Ordinance No. 673.4, an Ordinance of the County of Riverside amending Ordinance No. 673 to update fees, definitions, and exemptions under the Coachella Valley Transportation Uniform Mitigation Fee Program, is continued to Tuesday, August 27, 2019 at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington and Perez  
Nays: None  
Absent: Hewitt

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 6, 2019 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: August 6, 2019  
Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
19.3

xc: Transp., COB

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM**  
19.3  
(ID # 10561)

**MEETING DATE:**

Tuesday, August 6, 2019

**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/ TRANSPORTATION:  
Public Hearing and Adoption of Ordinance No. 673.4, an ordinance of the County of Riverside amending Ordinance No. 673 to update fees, definitions, and exemptions under the Coachella Valley Transportation Uniform Mitigation Fee Program, California Environmental Quality Act Exempt. District 4 and 5. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Continue this agenda item to the August 27, 2019 Board of Supervisors meeting.

**ACTION:** Policy, Clerk to Advertise, Set for Hearing

Patricia Romo, Director of Transportation 7/26/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Not applicable			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

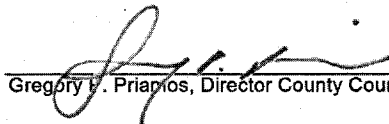
On July 23, 2019, the County of Riverside Board of Supervisors (Board) approved the introduction of the Ordinance No. 673.4, amending and updating the County of Riverside (County) participation in the Coachella Valley Transportation Uniform Mitigation Fee (TUMF) Program and set a Public Hearing for August 6, 2019.

Transportation Department has requested to continue the agenda item to August 27, 2019 in order to comply with the noticing requirements.

**Impact on Residents and Businesses**

This continuance request will have no impact to local residents and businesses.

  
 Jason Farin, Senior Management Analyst 7/31/2019

  
 Gregory L. Priamos, Director County Counsel 7/30/2019

  
 Leila Moshref-Danesh 7/29/2019

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
3.69  
(ID # 10324)

MEETING DATE:  
Tuesday, July 23, 2019

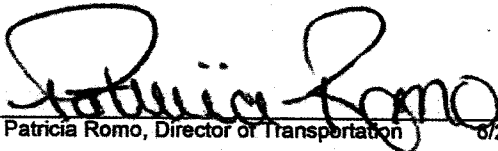
FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION  
DEPARTMENT: Introduction of Ordinance No. 673.4, an ordinance of the County  
of Riverside amending Ordinance No. 673 to update fees, definitions, and  
exemptions under the Coachella Valley Transportation Uniform Mitigation Fee  
Program, Districts 4 and 5. [\$0] (Set for Public Hearing August 6, 2019 - Clerk to  
Advertise)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Introduce, read title, and waive further reading of Ordinance No. 673.4, an ordinance  
of the County of Riverside amending Ordinance No. 673 to update fees, definitions,  
and exemptions under the Coachella Valley Transportation Uniform Mitigation Fee  
Program; and
2. Set a Public Hearing for the adoption of Ordinance No. 673.4 for August 6, 2019  
(Clerk to Advertise).

ACTION: Policy, Clerk to Advertise, Set for Hearing

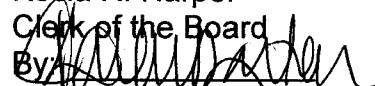
  
Patricia Romo, Director of Transportation 6/28/2019

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by  
unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: July 23, 2019  
xc: Transp., COB

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Not Applicable.			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The County of Riverside (County) is a member agency of the Coachella Valley Association of Governments (CVAG), a joint powers agency comprised of the County of Riverside and cities located in Coachella Valley area of the County. The CVAG member agencies recognized that there was insufficient funding to address the impacts of new development on the regional system of highways and arterials (Regional System) in the Coachella Valley. In order to address this shortfall, the CVAG member agencies developed a program whereby a transportation mitigation fee would be assessed on new development and would be used to fund the necessary improvements for the Regional System. This is known as the Transportation Uniform Mitigation Fee (TUMF) Program.

Pursuant to the Mitigation Fee Act (Gov. Code §§ 66000 *et seq.*), CVAG has prepared a new nexus study (2018 Nexus Study) to update fees for the TUMF Program. On April 30, 2018, the CVAG Executive Committee reviewed and approved the 2018 TUMF Nexus Study to reflect changes in the TUMF Program based on changes in the TUMF network and costs of construction. The CVAG Executive Committee has recommended that member agencies prepare amendments to their respective ordinances to adopt and implement new TUMF. The new TUMF includes an increase in the overall trip generation rate from \$192/trip to \$245/trip.

In accordance with the Mitigation Fee Act, the 2018 Nexus Study: (i) identifies the purpose of the revised fees; (ii) identifies the use to which the revised fees are to be put, including identification of any facilities to be financed; (iii) determines whether there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed; (iv) determines whether 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) determines whether there is a reasonable relationship between the amount of the fees and the cost of the public facilities or portion of the public facilities attributable to the development on which the fees are imposed.

Based on the recommendations of the CVAG Executive Committee on April 30, 2018, Riverside County Ordinance 673.3 will be amended in its entirety and the proposed ordinance amendment will establish the Fee Schedule for TUMF as follows:

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>Land Use Category</b>	<b>Fee per Unit</b>
<b>Residential</b>	
Single-Family Detached	\$2,310/dwelling unit
Multi-Family, Mobile Home	\$1,330/dwelling unit
Nursing/Congregate Care	\$495/dwelling unit
Transit Oriented Development	15% discount
Low Income Housing	Exempt from Fee
<b>Non-Residential</b>	
Industrial	\$1,215/1,000SF
Office	\$2,390/1,000SF
Retail	\$6,010/1,000SF
Fuel – Gas	\$8,610/dispenser
Fuel – Electric	\$91/dispenser
Golf Course	\$920/acre
Hotel	\$3,510/room

Ordinance No. 673.4 will be effective sixty days after adoption.

**Impact on Residents and Businesses**

The new TUMF fee increase will result in additional TUMF revenue to fund future regional transportation projects.

**ATTACHMENTS:**

- Ordinance No. 673.4
- Notice of Public Meeting and Summary of Ordinance No. 673.4
- CVAG TUMF Boundary
- 2018 Nexus Study Report

  
\_\_\_\_\_  
Jason Farin, Senior Management Analyst

7/18/2019

  
\_\_\_\_\_  
Gregory V. Priaplos, Director County Counsel

7/12/2019

  
\_\_\_\_\_  
Leila Moshref-Danesh

7/11/2019

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



Patricia Romo, P.E.  
Director of Transportation

### Transportation Department NOTICE OF EXEMPTION

Mojahed Salama, P.E.  
Deputy for Transportation Capital Project  
Richard Lantis, P.L.S.  
Deputy for Transportation Planning and  
Development

September 18, 2018

**PROJECT TITLE:** Adoption of amendment to Ordinance No. 673 to reflect changes in the Coachella Valley Association of Governments (CVAG) TUMF Program

Work Order #ZTR 1100, Task Code #ZADM

**PROJECT SPONSOR:** Riverside County Transportation Department

**PROJECT LOCATION:** Coachella Valley

**SUPERVISORIAL DISTRICT:** 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup>

**PROJECT DESCRIPTION:**

The County of Riverside is a Member of the Coachella Valley Council of Governments ("CVAG"), a joint powers agency consisting of public agencies situated in the Coachella Valley. Acting in concert, Member Agencies developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials within CVAG's jurisdiction could be made up in part by a Transportation Uniform Mitigation Fee ("TUMF") on future residential, commercial and industrial development. As a Member Agency of CVAG, the County will prepare a resolution to adopt changes in CVAG TUMF Program.

Pursuant to the Mitigation Fee Act (Gov. Code §§ 66000 *et seq.*), CVAG has prepared a new nexus study ("2018 Nexus Study") to update the fees. On April 30, 2018, the CVAG Executive Committee approved the 2018 Nexus Study and recommended TUMF Member Agencies to update their fees by amending their applicable TUMF ordinances to reflect changes in the TUMF Program. Ordinance No. 673.4 amends the County's adopted Ordinance No. 673, which authorizes Riverside County's participation in the TUMF Program. The County's proposed Ordinance amendment provides the legal basis for a revised TUMF schedule.

In accordance with the Mitigation Fee Act, the proposed Ordinance and 2018 Nexus Study: (i) identify the purpose of the revised fees; (ii) identify the use to which the revised fee 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.

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

8/20/19  
Date

KL  
Initial

**The Riverside County Transportation Department has found that the above-described Ordinance amendment is exempt from the provisions of the California Environmental Quality Act (CEQA), based on the following:**

**California Environmental Quality Act Guidelines:**

**Section 15061(b)(3) – General Rule Exemption – The activity is covered by the general rule that CEQA applies only to projects which 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.**

By: Jan Bulinski, Senior Transportation Planner

Signed: Mary Zambon

Mary Zambon, Environmental Division Manager

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**-TO BE FILLED IN BY SUBMITTING AGENCY-**  
537280-20000-3130500000 ZTR1100 ZADM

AUTHORIZATION NUMBER: W.O.#ZTR1100, Task Code ZADM

AMOUNT: \$50.00

DATE: September 17, 2018

AGENCY: Riverside County Transportation Department

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE A VOUCHER FOR PAYMENT OF ALL FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mary Zambon, Environmental Division Manager

Signature: Mary Zambon

PRESENTED BY: Jan Bulinski

**-TO BE FILLED IN BY COUNTY CLERK-**

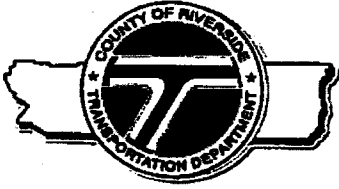
ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



*Patricia Romo, P.E.*  
*Director of Transportation*

### Transportation Department

*Mojahed Salama, P.E.*  
*Deputy for Transportation/Capital Project*  
*Richard Lantis, P.L.S.*  
*Deputy for Transportation Planning and Development*

DATE: September 17, 2018

TO: Mary Ann Meyer, Office of the County Clerk

FROM: *MZambon*  
Mary Zambon, Environmental Division Manager

RE: Adoption of amendment to Ordinance No. 673 to reflect changes in the Coachella Valley Council of Governments (CVAG) TUMF Program W.O.#ZTR1100, Task Code #ZADM

The Riverside County Transportation Department is requesting that you post the attached Notice of Exemption per County Implementing Resolution No. 82-213, Division 11, Section 205C. Attached you will find an authorization to bill by journal voucher in the amount of \$50.00 for your posting fee.

After posting, please return the document to Mail Stop #2136, Attention: Jan Bulinski. If you have any questions, please contact me at (951) 955-6859.

Attachment

cc: file



OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

**KECIA R. HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

August 28, 2019

PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: 951-368-9018

RE: ADOPTION OF SUMMARY OF ORD. 673.4

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, September 3, 2019**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Karen Barton*

Board Assistant to  
KECIA R. HARPER, CLERK OF THE BOARD



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

August 28, 2019

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)  
FAX: (760) 778-4731

RE: ADOPTION OF ORDINANCE NO. 673.4 SUMMARY

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, September 4, 2019**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Karen Barton*

Board Assistant to  
KECIA R. HARPER, CLERK OF THE BOARD



BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**SUMMARY OF ORDINANCE NO. 673.4  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 673 ESTABLISHING A COACHELLA VALLY  
TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM**

Ordinance No. 673.4 amends Ordinance No. 673 to update fees, definitions and exemptions for the Coachella Valley Transportation Uniform Mitigation Fee ("TUMF") based on the 2018 Nexus Study adopted by the Coachella Valley Association of Governments. These changes reflect changes in the TUMF program based on changes in the transportation network as well as updated costs of construction. The new TUMF includes an increase in the overall trip generation rate from \$192/trip to \$245/trip. Exemptions from the TUMF established by Ordinance No. 673 will now include Low and Lower-Income Residential Housing and building reconstruction, only. Ordinance No. 673.4 will apply to Districts 4 and 5 within the unincorporated area of Riverside County and will take effect 60 days after its adoption.

This summary is presented pursuant to California Government Code Section 25124(b). A certified copy of the full text of Ordinance No. 673.4 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1<sup>st</sup> Floor, Riverside, California.

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 27, 2019**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: None

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant



CALL (951) 368-9222  
EMAIL [legals@pe.com](mailto:legals@pe.com)

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
9/3/19	0011309512		PE Riverside	4 x 40 Li	208.00

Invoice text: Adoption Ord. Summary 673.4

*Transp.  
8/27/19 19.3*

Placed by: Karen Lynn Barton

## Legal Advertising Memo Invoice

BALANCE DUE
208.00

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
Nick Eller 951-368-9229	09/03/2019	5209148	5209148	BOARD OF SUPERVISORS



## THE PRESS-ENTERPRISE

### Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
09/03/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
208.00	0011309512	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
'PO BOX 1147'  
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP  
dba The Press-Enterprise  
PO Box 65210  
Colorado Springs, CO 80962-5210

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: Adoption Ord. Summary 673.4 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/03/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 03, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011309512-01

P.O. Number:

### Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

#### SUMMARY OF ORDINANCE NO. 673.4 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 673 ESTABLISHING A COACHELLA VALLEY TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM

Ordinance No. 673.4 amends Ordinance No. 673 to update fees, definitions and exemptions for the Coachella Valley Transportation Uniform Mitigation Fee ("TUMF") based on the 2018 Nexus Study adopted by the Coachella Valley Association of Governments. These changes reflect changes in the TUMF program based on changes in the transportation network as well as updated costs of construction. The new TUMF includes an increase in the overall trip generation rate from \$192/trip to \$245/trip. Exemptions from the TUMF established by Ordinance No. 673 will now include Low and Lower-income Residential Housing and building reconstruction, only. Ordinance No. 673.4 will apply to Districts 4 and 5 within the unincorporated area of Riverside County and will take effect 60 days after its adoption.

This summary is presented pursuant to California Government Code Section 25124(b). A certified copy of the full text of Ordinance No. 673.4 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on August 27, 2019, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: None

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant

9/03



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

09/04/19

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 6th of September 2019 in Green Bay, WI, County of Brown.

[Handwritten signature]
DECLARANT

Ad#:0003764847
P O : Ord 673.4
# of Affidavits :1

Transp.
8/27/19 19.3

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNI
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By: Karen Barton, Board Assistant

Pub: 9/4/19

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