

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



**ITEM: 21.1**  
(ID # 28283)

**MEETING DATE:**  
Tuesday, August 26, 2025

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Public Hearing for and Introduction of Ordinance 673.9, an Ordinance of the County of Riverside amending Ordinance No. 673 to update the Transportation Uniform Mitigation Fee related to development in the Coachella Valley, including an increase in fees based on the Consumer Price Index adjustment under the Coachella Valley Association of Governments Transportation Uniform Mitigation Fee Program; Not a project under CEQA per State CEQA Guidelines Section 15378; District 4. [\$0]

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

1. Find that Ordinance No. 673.9 is not a project under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15378, and is otherwise exempt from CEQA pursuant to State CEQA Guidelines Sections 15061(b) and statutorily exempt under Section 15273 based on the findings and analysis contained herein and in the attached Notice of Exemption; and
2. Conduct a public hearing for and introduce, read title, and waive further reading of Ordinance No. 673.9, an Ordinance of the County of Riverside amending Ordinance No. 673 to update the Transportation Uniform Mitigation Fee related to development in the Coachella Valley, including an increase in fees based on the Consumer Price Index adjustment under the Coachella Valley Association of Governments Transportation Uniform Mitigation Fee Program.

**ACTION:Policy**


  
Dennis Acuna, Director of Transportation 7/11/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that the above Ordinance is approved as introduced with waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: August 26, 2025  
xc: Transp., COB

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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<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> N/A			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 25/26	

**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 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 (Regional System) in Coachella Valley. In order to address this shortfall, the CVAG 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. This is known as the Transportation Uniform Mitigation Fee (TUMF) Program.

CVAG prepared the 2018 Nexus Study (Nexus Study) to update fees for the TUMF Program. On April 30, 2018, the CVAG Executive Committee reviewed and approved the TUMF Nexus Study to reflect changes in the TUMF Program, along with changes to the fee categories and exemptions, based on changes in the TUMF network and costs of construction. CVAG is required each year after approval of the Nexus Study, per the TUMF Administrative Plan, to present the proposed Consumer Price Index (CPI) adjustment to the TUMF for consideration by the CVAG Executive Committee. The CPI is an administrative element of the TUMF that is intended to keep the dollar value of the TUMF Program whole. On April 28, 2025, the CVAG Executive Committee approved the annual TUMF adjustment based on the Riverside-San Bernardino-Ontario CPI. With this approval, the CVAG Executive Committee has recommended that member agencies prepare amendments to their respective ordinances to adopt and implement the new TUMF fees based on the CPI adjustment.

Based on the recommendations of the CVAG Executive Committee on April 28, 2025, subsection a of Section 7 of Riverside County Ordinance No. 673.9 will be amended, and the proposed ordinance amendment will establish the Fee Schedule for TUMF as follows:

<b>Land Use Category</b>	<b>Fee per Unit</b>
Residential	
Single-Family Detached	\$2,900/dwelling unit
Multi-Family, Mobile Home	\$1,670/dwelling unit
Nursing/Congregate Care	\$615/dwelling unit
Transit Oriented Single Family	\$2,465/dwelling unit
Transit Oriented Multi-Family	\$1,425/dwelling unit

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

Low Income Housing	Exempt from Fee
Employee Housing	Exempt from Fee

Non-Residential	
Industrial	\$1,520/1,000SF
Office	\$2,995/1,000SF
Retail	\$7,535/1,000SF
Fuel – Gas	\$10,800/dispenser
Fuel – Electric	\$110/dispenser
Golf Course	\$1,155/acre
Hotel	\$4,400/room

**Environmental Analysis**

The California Environmental Quality Act (CEQA) does not apply to the proposed changes to Ordinance No. 673.9 or Ordinance No. 673.9 is exempt from CEQA for multiple reasons. First, organizational or administrative activities of government entities, such as the reorganization, formatting, addition of introductory explanation to the ordinance, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378. Ordinance No. 673.9 is, in part, changing clarifying the type of covenant required for the TUMF exemptions and adding and renumbering some of the definitions.

Second, even if this is deemed to be a project subject to CEQA, the establishment or modification of fees charged by public agencies is statutorily exempt from CEQA pursuant to State CEQA Guidelines section 15273 when it is for the purpose of obtaining funds for capital projects, necessary to maintain service within existing service areas. 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) and created the transportation mitigation fee to fund the necessary improvements for the Regional System. CVAG increases the mitigation fees periodically pursuant to a nexus study and also annually. The member agencies of CVAG then review and adopt the increases to mitigation fee, as the County of Riverside is doing through the adoption of Ordinance No. 673.9.

Finally, Ordinance No. 673.9 is exempt pursuant to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendment to Ordinance No. 673 may have a significant effect on the environment. Ordinance No. 673.9 with the increase in TUMF fees does not lead to any direct improvements, developments, or any other projects. Any future improvements, developments or other projects that may be constructed as a result of the fee increase will be subject to a separate CEQA evaluation. As a result, adoption of Ordinance No. 673.9 is exempt from CEQA and there is no possibility that this amendment will cause a significant impact on the environment.

The Notice of Exemption will be filed upon the adoption of Ordinance No. 673.9.

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

**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 Coachella Valley regional transportation system. On April 28, 2025, the CVAG Executive Committee approved an increase in the TUMF fees based on an inflation factor from the Riverside-San Bernardino-Ontario CPI in order to sustain the Coachella Valley regional transportation system.

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- Ordinance No. 673.9
- CVAG TUMF Boundary
- Data Sheet on Fee Increase
- Notice of Exemption

  
Jason Farin, Principal Policy Analyst

8/20/2025

  
Stephanie Nelson

8/7/2025

  
Aaron Gettis, Chief of Deputy County Counsel

8/12/2025

1 ORDINANCE NO. 673.9

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 673

4 ESTABLISHING A COACHELLA VALLEY TRANSPORTATION

5 UNIFORM MITIGATION FEE PROGRAM

6  
7 The Board of Supervisors of the County of Riverside ordains as follows:

8 Section 1. Subsection a. of Section 7. of Ordinance No. 673 is amended to read as follows:

9 “a. The following TUMF schedule is effective beginning on January 1, 2026:

10 Land Use Category:	Fee per Unit:
11 <u>Residential</u>	
12 Single-Family Detached	\$2,900/dwelling unit
13 Multi-Family and Mobile Home Parks	\$1,670/dwelling unit
14 Nursing/Congregate Care	\$615/dwelling unit
15 Transit Oriented Single Family	\$2,465/dwelling unit
16 Transit Oriented Multi-Family	\$1,425/dwelling unit
17 Low Income Housing	Exempt from Fee
18 Employee Housing	Exempt from Fee

19  
20 Non-Residential

21 Industrial	\$1,520/1,000SF
22 Office	\$2,995/1,000SF
23 Retail	\$7,535/1,000SF
24 Fuel – Gas	\$10,800/dispenser
25 Fuel – Electric	\$110/dispenser
26 Golf Course	\$1,155/acre
27 Hotel	\$4,400/room”

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

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

By: \_\_\_\_\_  
Chair, Board of Supervisors

ATTEST:  
KIMBERLY RECTOR  
Clerk of the Board

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

(SEAL)

APPROVED AS TO FORM  
September \_\_\_\_, 2025

By: \_\_\_\_\_  
Stephanie K. Nelson  
Deputy County Counsel



**Important Announcement**  
**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Transportation Department

Planning Department

Building & Safety Department

Code Enforcement Department

## Mitigation Fee Increase

**January 1, 2026**, the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fee (TUMF) or **Eastern TUMF**, (Ordinance No. 673), fees will increase.

The CVAG Executive Committee has approved a an annual inflation factor which is included in the Eastern TUMF to account for rising construction costs. The inflation factor is based on the Riverside-San Bernardino-Ontario Consumer Price Index (CPI).

Land Use Category	Current Rate	New Rate January 2026
Single Family Detached	\$2,840 per unit	\$2,900 per unit
Multi-Family & Mobile Home Parks	\$1,635 per unit	\$1,670 per unit
Nursing/Congregate Care	\$ 605 per unit	\$ 615 per unit
Transient Oriented Single Family	\$2,415 per unit	\$2,465 per unit
Transient Oriented Multi-Family	\$1,395 per unit	\$1,425 per unit
Low Income Housing & Employee Housing	Exempt from Fee	Exempt from Fee
Industrial	\$1,490/1,000 sq ft	\$1,520/1,000 sq ft
Office	\$2,935/1,000 sq ft	\$2,995/1,000 sq ft
Retail	\$7,385/1,000 sq ft	\$7,535/1,000 sq ft
Fuel - Gas	\$10,585/dispenser	\$10,800/dispenser
Fuel – Electric (no change)	\$ 110/dispenser	\$ 110/dispenser
Golf Course	\$1,130/acre	\$1,155/acre
Hotel	\$4,315/room	\$4,400/room

**Important to Note:**

Per Ordinance, the mitigation fees that are due are those calculated at the rate in effect at the time of payment, not invoice creation.

**WHAT DOES THIS MEAN?**

If you have had mitigation fees calculated and invoiced, but are not able to pay prior to January 1, 2026, those calculated and invoiced fees will be voided. Updated calculated fees and invoices will be provided and will reflect the updated rates, as of January 1, 2026.

**No Pre-Payment**

In order to pay the fees you must have an approved entitlement (if applicable for your project) AND a building permit in PLAN CHECK status. Additionally, if you have previously paid mitigation fees but your permit expires after the fee increase you will be required to pay the difference in the mitigation fee rates when you renew your permit.

For questions, you may contact Fee Administration at (951) 955-6263 or [PLUSAssist@rivco.org](mailto:PLUSAssist@rivco.org)  
 4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838  
 P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-5177



*Dennis Acuna, P. E., T. E.*  
*Director of Transportation*

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

*Hector D. Davila, P.E.*  
*Deputy for Transportation/Capital  
Projects*

*Russell Williams*  
*Deputy for Transportation/Planning and  
Development*

## Transportation Department

### NOTICE OF EXEMPTION

June 19, 2025

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

Work Order# ZTR1100      Task Code #ZADM

**PROJECT SPONSOR:** County of Riverside Transportation Department

**PROJECT LOCATION:** Coachella Valley

**PROJECT DESCRIPTION:**

The County of Riverside is a Member of the 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 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 prepared a new 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 TUMF Nexus Study also included analysis of an annual inflation factor based on the Consumer Price Index for the Riverside-San Bernardino-Ontario metropolitan area. CVAG reviews the CPI annually to determine whether to apply the inflation factor to ensure that the TUMF is a fair and equitable method of distributing the costs of the improvements necessary to accommodate traffic volumes on the Regional System generated by future growth. On April 28, 2025, the CVAG Executive Committee approved the annual increase to the TUMF based on the increase to the Consumer Price Index for Urban Consumers (CPI-U) for the Riverside-San Bernardino-Ontario metropolitan area in 2025. The increased TUMF is set to take effect on January 1, 2026. The CVAG Executive Committee recommends the member agencies prepare amendments to their respective ordinances to adopt and implement the increased TUMF.

Based on the recommendations of the CVAG Executive Committee on April 28, 2025, subsection a. of Section 7 of Riverside County Ordinance No. 673.9 will be amended, and the proposed ordinance amendment will establish the new fee schedule for TUMF, effective January 1, 2026.

**ENVIRONMENTAL ANALYSIS:**

**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: Don Copeland, Senior Transportation Planner

Signed: \_\_\_\_\_

Jan Bulinski, Environmental Project Manager



*Dennis Acuna, P. E., T. E.  
Director of Transportation*

# **COUNTY OF RIVERSIDE**

## **TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Hector D. Davila, P.E.  
Deputy for Transportation/Capital  
Projects*

*Russell Williams  
Deputy for Transportation/Planning and  
Development*

### **Transportation Department**

**DATE:** June 19, 2025

**TO:** Josefina Castillo-Avila, ACR Technician III

**FROM:** Jan Bulinski, Environmental Project 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 County of Riverside 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: Don Copeland. If you have any questions, please contact Don Copeland at [dcopelan@rivco.org](mailto:dcopelan@rivco.org).

Attachment

cc: file

**COUNTY OF RIVERSIDE CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

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

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

AMOUNT: \$50.00

DATE: June 19, 2025

AGENCY: County of Riverside 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: Jan Bulinski, Environmental Project Manager

Signature: \_\_\_\_\_

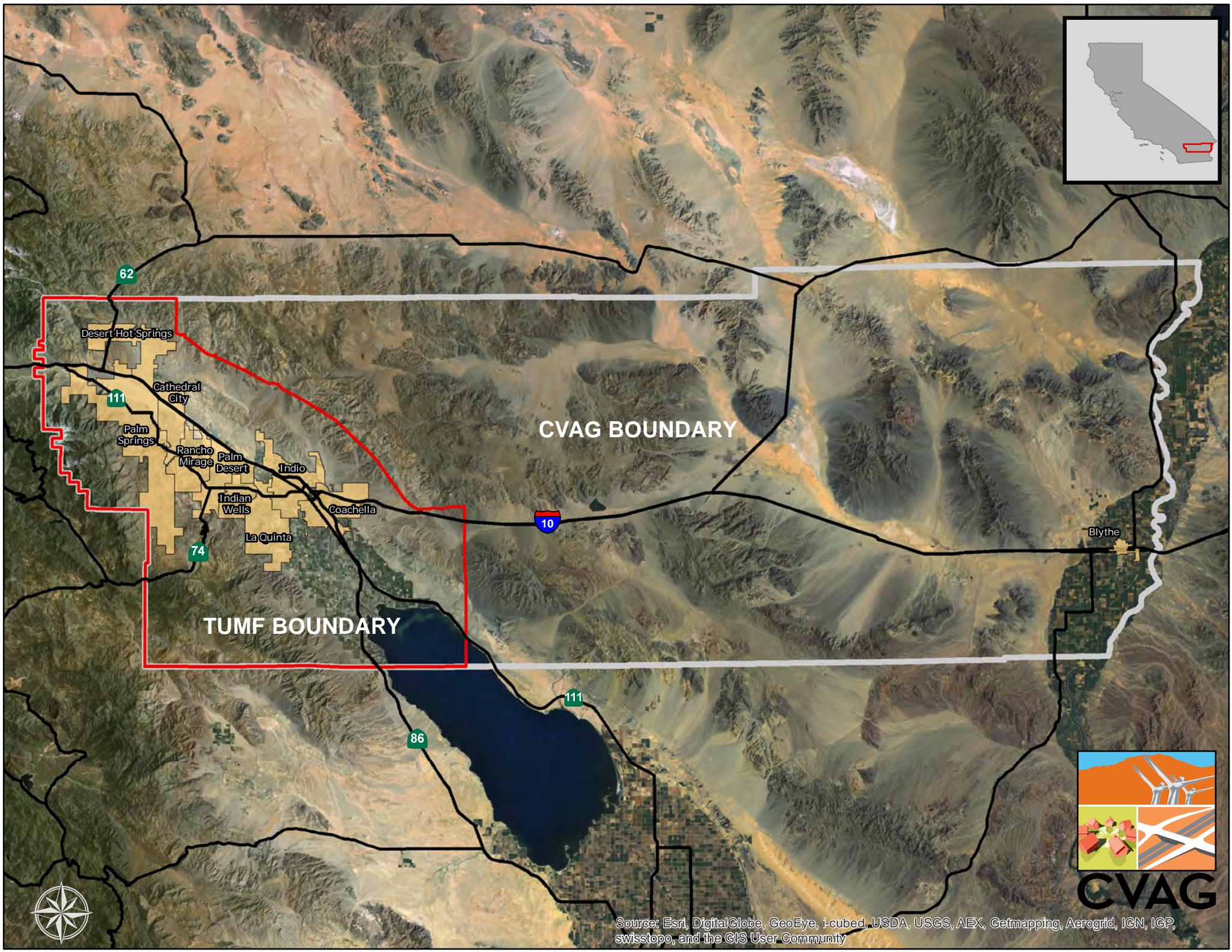
PRESENTED BY: Don Copeland, Senior Transportation Planner

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

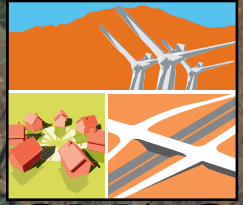
DATE: -

RECEIPT # (S) -



CVAG BOUNDARY

TUMF BOUNDARY



**CVAG**



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community