



Staff Report

TO: Mayor, and City Council Members
FROM: Jeff Hart, Director of Public Works
DATE May 19, 2020
SUBJECT: Public Hearing and Consideration of Adopting a Resolution Updating the Transportation Uniform Mitigation Fee Schedule

Background and Analysis:

The City of Beaumont is a member jurisdiction of the Western Riverside Council of Governments ("WRCOG"), a joint powers agency comprised of the County of Riverside and eighteen (18) cities located in Western Riverside County. Acting in concert, between 2002-2003, WRCOG member jurisdictions developed a plan whereby the shortfall in funds needed to enlarge the capacity of the regional system of highways and arterials due to new development in Western Riverside County could be made up in part by a Transportation Uniform Mitigation Fee ("TUMF") on future residential, commercial, and industrial development.

Pursuant to the Mitigation Fee Act (Gov. Code §§ 66000 et seq.), WRCOG prepared a new nexus study ("2016 Nexus Study") to update the fees. On July 10, 2017, the WRCOG Executive Committee reviewed the 2016 Nexus Study and recommended TUMF participating jurisdictions update their fees by amending their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction.

In accordance with the Mitigation Fee Act, Beaumont Municipal Code and the 2016 Nexus Study TUMF fees are to be periodically reviewed and updated in accordance with the following: (i) identify the purpose of the revised fees; (ii) identify the use to which the revised fees is to be put, including identification of any facilities to be financed; (iii) determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed; (iv) determine how there is a reasonable relationship between the need for the public facilities and the type of development project upon which the fees are imposed; and (v) determine how there is a reasonable relationship between the amount of the fees and the cost of the public facilities or portion of the public facility attributable to the development on which the fees are imposed.

On November 4, 2019, the WRCOG Executive Committee approved a construction cost index (CCI) adjustment to the TUMF schedule to help ease increased construction costs. This is intended to help mitigate the rising costs of transportation improvements experienced throughout the state, including a handful of interchange projects that are currently underway in the WRCOG subregion. Information provided by the Public Works Committee (PWC) indicates that project costs continue to escalate, forcing agencies to find additional funding for their transportation projects.

Beaumont Municipal Code Section 3.39.040 provides the legal basis for a revised TUMF schedule. The TUMF fee schedule will be established through a resolution (see attached). The resolution will establish the fee schedule for TUMF as follows:

A. There is hereby adopted the following TUMF schedule:

- (1) \$9,146.00 per single family residential unit,
- (2) \$6,134.00 per multi-family residential unit,
- (3) \$1.77 per square foot of an industrial project,
- (4) \$7.50 per square foot of a retail commercial project,
- (5) \$4.56 per square foot of a service commercial project, and
- (6) \$2.19 per square foot of a service Class A and B Office.

B. For single-family residential, multi-family residential and retail non-residential projects, the fees set shall be phased in as follows:

From July 1, 2020 to December 31st, 2020, the fee schedule shall be as follows:

- (1) \$9,478.00 per single family residential unit,
- (2) \$6,389.00 per multi-family residential unit,
- (3) \$1.81 per square foot of an industrial project,
- (4) \$7.50 per square foot of a retail commercial project,
- (5) \$4.75 per square foot of a service commercial project, and
- (6) \$2.38 per square foot of a service Class A and B Office.

From January 1, 2021 to June 30, 2021, the fee schedule shall be as follows:

- (1) \$9,810.00 per single family residential unit,
- (2) \$6,389.00 per multi-family residential unit,
- (3) \$1.81 per square foot of an industrial project,
- (4) \$7.50 per square foot of a retail commercial project,

- (5) \$4.75 per square foot of a service commercial project, and
- (6) \$2.38 per square foot of a service Class A and B Office.

Fiscal Impact:

The cost to prepare this staff report is estimated to be \$350.

Recommended Action:

Hold a Public Hearing, and

Waive the full reading and adopt by title only, "A Resolution of the City Council of the City of Beaumont Amending the Transportation Uniform Mitigation Fee (TUMF) Ordinance of 2017 (TUMF) Under Beaumont Municipal Code Section 3.39.040.A and 3.39.040.C Applicable to All Developments in the City of Beaumont."

Attachments:

- A. Proposed Resolution