

REPORT TO THE CITY COUNCIL AND SUCCESSOR AGENCY



DATE: August 21, 2018

TITLE: Ordinance Amending Chapter 3.36 "Transportation Uniform Mitigation Fee" of the Desert Hot Springs Municipal Code

Prepared by: Daniel Porras, Community Development Director

RECOMMENDATION

- 1) Staff Report;
- 2) Entertain Questions of Staff from the City Council;
- 3) Open the Public Hearing;
- 4) Take Testimony of those in Favor;
- 5) Take Testimony of those Opposed;
- 6) Take Testimony of those in a neutral position;
- 7) Close the Public Hearing
- 8) City Council Discussion; and
- 9) Approve First Reading, and read by title only, "An Ordinance of the City Council of the City of Desert Hot Springs amending Chapter 3.36 "Transportation Uniform Mitigation Fee" of the Desert Hot Springs Municipal Code."

DISCUSSION:

As new development projects are approved, and corresponding building permits are issued, a Transportation Uniform Mitigation Fee (TUMF) is applied and paid for by the developer for the transportation impact the development will have to the regional transportation system. The TUMF Fee that is currently in place is based on the TUMF Handbook and Nexus Study that was completed in 2006.

On April 30, 2018, the Coachella Valley Association of Governments (CVAG) Executive Committee approved the 2018 TUMF/Nexus Study. The 2018 TUMF/Nexus Study was completed to determine the overall impacts in transportation in relation to current and future developments. This study was completed to determine any new impacts and associated costs/fees from the last time the TUMF was reviewed and approved in 2006.

The Study determined that in 2040, over one million trips will be added to the Coachella Valley. When costs of the anticipated Transportation Project Prioritizing Study Report (TPPS) projects using the same 2040 horizon are divided by the new trips, the result is \$245/trip. The previous trip rate from 2006 was \$192/trip.

The applicable TUMF fee is calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, which identifies total trips generated by specific land uses. The fees are determined by multiplying the \$245/trip rate by the factor of the land use per the ITE Manual. For example:

ITE Manual – Single-Family Dwelling Unit produces 9.44 trips per day.

TUMF - \$245/Trip

TUMF Fee = 9.44 trips x \$245/trip = \$2,312.80

The 2018 TUMF Handbook also proposed a few changes including consolidating 70 land uses categories to only 12 land use categories, to help simplify the process. Another change to note is that greenhouses currently are not included and do not apply to TUMF, but with the 2018 TUMF Handbook, greenhouses will be included with the industrial land-use category.

On June 25, 2018, the Coachella Valley Association of Governments (CVAG) Executive Committee approved the 2018 TUMF Handbook and the TUMF Ordinance shown in Exhibit 1 and 2.

Staff is recommending City Council approve the 2018 TUMF Handbook and TUMF Ordinance.

FISCAL IMPACT:

The 2018 Transportation Uniform Mitigation Fee will increase the overall rate from \$192/trip to \$245/trip. The increase will result in additional TUMF revenue to fund regional transportation projects that are identified in the Transportation Project Prioritizing Study Report (TPPS). This fee is a pass through fee that is collected by the City and paid to the Coachella Valley Association of Governments, there is no local fiscal impact.

EXHIBIT(S):

- 1) DRAFT 2018 TUMF Handbook
- 2) DRAFT Ordinance (with redlines)
- 3) CVAG Staff Report June 25, 2018 – TUMF Handbook
- 4) CVAG Staff Report June 25, 2018 – TUMF Ordinance