



TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) CATEGORY DEFINITIONS PER CORONA MUNICIPAL CODE CHAPTER 16.21

"Class 'A' office" means an office building that is typically characterized by high-quality design, use of high-end building materials, state-of-the-art technology for voice and data, onsite support services/maintenance, and often includes full-service ancillary uses including, but not limited to, a bank, restaurant/coffee shop, health club, printing shop, and reserved parking. The minimum requirements of an office building classified as Class 'A' office shall be as follows: (1) minimum of three stories; (2) minimum of 15,000 square feet per floor; (3) steel frame construction; (4) central, interior lobby; and (5) access to suites shall be from inside the building unless the building is located in a central business district with major foot traffic, in which case the first floor may be accessed from the street to provide entrances and exits for commercial uses within the building.

"Class 'B' office" means an office building that is typically characterized by high-quality design, use of high-end building materials, state-of-the-art technology for voice and data, onsite support services/maintenance, and often includes full service ancillary uses such as, but not limited to, a bank, restaurant/office coffee shop, health club, printing shop, and reserved parking. The minimum requirements of an office building classified as Class 'B' office shall be as follows: (1) minimum of two stories; (2) minimum of 20,000 square feet per floor; (3) steel frame, concrete or masonry shell construction; (4) central, interior lobby; and (5) access to suites shall be from inside the building unless the building is located in a central business district with major foot traffic, in which case the first floor may be accessed from the street to provide entrances/exits for commercial uses within the building.

"Industrial project" means any development project that proposes any industrial or manufacturing use permitted in the following zoning classifications, as such classifications are described in Title 17 of the Corona Municipal Code: M-1 Light Manufacturing Zone; M-2 General Manufacturing Zone; M-3 Heavy Manufacturing Zone; M-4 Industrial Park Zone; any land use designation in a Specific Plan Zone authorizing an industrial or manufacturing use, or other use that is determined by the Public Works Director to be similar in nature with similar traffic impacts.

"Low income residential housing" means residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to Section 50079.5 of the Health and Safety Code. "Publicly subsidized projects," as the term is used herein, shall not include any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board.

"Multi-family residential unit" means a development project that has a density of greater than eight residential dwelling units per gross acre.

"Retail commercial project" means any development project that proposes any retail commercial use, excluding service commercial projects as defined herein, and permitted in the following zoning classifications, as such classifications are described in Title 17 of the Corona Municipal Code: C-2 Restricted Commercial Zone; C-3 General Commercial Zone; M-1 Light Manufacturing Zone; M-2 General Manufacturing Zone; M-3 Heavy Manufacturing Zone; M-4 Industrial Park Zone; or any land use designation in a Specific Plan Zone authorizing a retail commercial use or other use that is determined by the Public Works Director to be similar in nature with similar traffic impacts.

"Service commercial project" means any development project that is predominantly dedicated to business activities associated with professional or administrative services, and typically consist of corporate offices, financial institutions, legal and medical offices.

"Single-family residential unit" means each residential dwelling unit in a development that has a density of eight units to the gross acre or less.

For more information on Transportation Uniform Mitigation Fees, go to the Western Riverside Council of Government website at www.wrcog.cog.ca.us/transport/htm.